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COUNTRY LIFE

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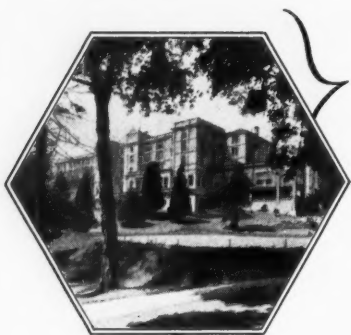
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the Property throughout being in first-class order.

POSSESSION ON COMPLETION.

HAMPTON & SONS are instructed to SELL by AUCTION, at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1, on Tuesday, November 3rd, 1925, at 2.30 p.m. precisely.

Vendors' Solicitors, Messrs. TAYLOR, KIRKMAN & MAINPRICE, 8, John Dalton Street, Manchester.

Particulars, with plan, views and conditions of Sale, may be obtained of the Auctioneers.

HAMPTON & SONS, 20, St. James' Square, S.W. 1.



BY ORDER OF MRS. K. H. V. GREY.

LEICESTERSHIRE

IN THE FAVOURED CHARNWOOD FOREST DISTRICT, AND EXTENDING TO WITHIN FOUR MILES OF THE BOUNDARY OF THE CITY OF LEICESTER.

THE BRADGATE ESTATE,

including

THE IMPOSING COUNTRY MANSION, "BRADGATE HOUSE" (formerly the seat of the Earls of Stamford and Warrington), with ABOUT 80 ACRES.

26 DAIRY AND MIXED FARMS, MANY SMALL HOLDINGS, CHARMING BUILDING SITES with magnificent views, the greater portion of the villages of Newtown Linford and Groby.

TWO RESIDENCES.

THE BRADGATE HOTEL, NEWTOWN LINFORD.

THE GROBY GRANITE QUARRIES AND PATENT VICTORIA STONE WORKS, VALUABLE MINERAL AREAS, and 1,100 ACRES of WOODLANDS embracing altogether about

6,100 ACRES.

FOR SALE BY AUCTION BY

HAMPTON & SONS (in conjunction with WARNER, SHEPPARD & WADE and P. L. KIRBY), at the Bell Hotel, Leicester, on Tuesday, Wednesday and Thursday, November 17th, 18th and 19th, 1925, at 11 and 2 o'clock each day, IN 227 LOTS.

Vendors' Solicitors, Messrs. WRIGHT, WOODROW & AYSON, 17, Bowling Green Street, Leicester; Messrs. GRAY & DOWSWORTH, Duncombe Place, York; and Messrs. BOWER, COTTON & BOWER, 4, Bream's Buildings, Chancery Lane, E.C. 4.—Detailed particulars may be obtained from the respective Auctioneers, 20, St. James' Square, London, S.W. 1; and at Leicester.

Offices: 20, ST. JAMES' SQUARE, S.W. 1

Telephone Nos. 1
Rent 4304 and 4305.

OSBORN & MERCER

Telegraphic Address:
"Overbid-Piccy, London."

"ALBEMARLE HOUSE," 28b, ALBEMARLE STREET, PICCADILLY, W. 1.

SOMERSET AND WILTS BORDERS

Occupying a charming position on high ground with easy access to two good towns.

ONE-AND-A-HALF HOURS' RAIL FROM LONDON.
TO BE SOLD.

A GENUINE QUEEN ANNE RESIDENCE

facing south and west, with good views of the Wiltshire Downs and surrounding country. It is approached by a long carriage drive with lodge, and contains four reception, billiard, fifteen bed and dressing rooms, three bathrooms, etc.

A special feature is the magnificently carved principal staircase dating from the early XVIIIth Century.

ELECTRIC LIGHT. TELEPHONE.
Terraced pleasure grounds, well timbered and shrubbed. Stabling, garage, cottage, farmery, etc.; in all about

50 ACRES.

Personally inspected by Messrs. OSBORN & MERCER. (14,562.)



SURREY

40 MINUTES FROM TOWN.

EXCEPTIONALLY WELL-FITTED RESIDENCE.

with south aspect, standing high up, and approached by a drive with lodge.

Three reception, billiard room, ten bedrooms, three bathrooms.

The whole is in excellent order and possessing every modern comfort.

MODEL FARMERY. THREE COTTAGES.

8 OR 100 ACRES.

Agents, Messrs. OSBORN & MERCER, as above. (14,377.)



HERTFORDSHIRE HILLS

Only a mile from a station, one hour of Town.

FOR SALE.

THIS CHARMING HOUSE.

standing nearly 500ft. up with south-west aspect and beautiful panoramic views across the 70-ACRE PARK, through which it is approached by a carriage drive with lodge at entrance.

Four reception rooms, Music room, Thirteen bedrooms, Three bathrooms, Company's water, Central heating, Lighting, Telephone.

Ample stabling and garage, coachman's cottage and laundry. FINELY TIMBERED GROUNDS. Partly walled kitchen garden, orchard, glasshouses, etc.

PRICE ONLY £10,000.

Inspected and recommended by Messrs. OSBORN and MERCER, as above. (13,402.)

SURREY

One of the most delightful country on the southern slopes of the Surrey Hills.

CHARMING RESIDENTIAL ESTATE.

with a PERFECTLY APPOINTED RESIDENCE standing on a hill with south and east aspects in a FINELY TIMBERED PARK with a

SUCCESSION OF LAKES.

entrance hall, magnificent lounge hall, four reception rooms, twelve principal bed and dressing rooms, four bathrooms, servants' apartments, etc.

Electric light. Central heating. Telephone. Company's water. Modern drainage.

Forming pleasure gardens with a profusion of rhododendrons and flowering trees and shrubs, wide spreading lawns, walled walks, kitchen garden, orchard, etc.

Capital farmery. Home farm. Two lodges. Four cottages. Secondary residence.

200 ACRES.

Personally inspected and recommended by Messrs. OSBORN and MERCER, as above. (14,626.)

FAVOURITE MIDLAND COUNTY

occupying a position of extraordinary beauty about 600ft. above sea level on a dry sandy soil.

HANDSOME STONE-BUILT RESIDENCE.

seated in a heavily timbered park, and containing

Five reception rooms, billiard room, 25 bed and dressing rooms, several bathrooms, with ample domestic offices; stabling and outbuildings.

ELECTRIC LIGHT AND ALL OTHER MODERN CONVENIENCES.

Home Farm and numerous cottages.

FIVE MILES EXCLUSIVE FISHING IN A WELL-KNOWN TROUT STREAM.

ABOUT 4,000 ACRES OF SHOOTING.

Personally inspected by the Agents, OSBORN & MERCER, who have plans and photographs at their offices, as above. (6,800.)

WILTSHIRE

Close to village and station, and within easy motoring distance of a town and station whence

LONDON IS REACHED IN ONE HOUR AND 40 MINUTES. HUNTING. SHOOTING. FISHING. GOLF. TO BE SOLD.

A FINE OLD STONE-BUILT RESIDENCE, containing four reception, billiard, 20 bed and dressing rooms, six bathrooms, etc.; delightfully situated with SOUTH ASPECT, about 300ft. UP, in CHARMING GROUNDS AND GARDENS, which include wide-spreading lawns shaded by splendid specimen trees, large walled kitchen garden,

GRANDLY TIMBERED AND EXTENSIVE PARK.

The Estate, which extends to over

6,500 ACRES,

is intersected and bounded for a considerable distance by a TROUT RIVER,

and the AGRICULTURAL PORTION embraces excellent FARMS, SMALL HOLDINGS and numerous COTTAGES. Further information can be obtained on application to Messrs. OSBORN & MERCER.

SMALL PROPERTIES

BUCKS. Half an hour by rail; delightful district; stands high on gravel soil; lounge hall, three reception, six bed, etc.; electric light, Company's water, modern drainage; garage; beautiful grounds, kitchen garden and orchard, TWO ACRES. (M 1213.)

HERTS. Under 40 minutes from Town and ten from station.—An attractive old COTTAGE RESIDENCE of two reception, five bedrooms, bathrooms, etc.; standing 300ft. UP on GRAVEL SOIL, with south aspect, in delightful grounds, lawns, orchard and meadowland of SIX ACRES. Company's water, main drainage, telephone. (M 1175.)

SURREY About a mile from station and just over an hour's rail; several GOLF COURSES within easy reach; three reception, eight bed, etc.; garage and bungalow; charming grounds, tennis and other lawns, kitchen garden, orchard and paddock; FOUR ACRES. (M 1207.)

NORFOLK. Three miles from excellent market town. Charming old-fashioned RESIDENCE, facing south; three reception, study, ten bed and servants' accommodation; electric light, central heating, telephone, modern drainage; stabling, two garages; attractive grounds, etc. ELEVEN ACRES. Also 160-ACRE FARM. £3,750. (M 1219.)

SUSSEX. Three-quarters of a mile from a station.—Old-fashioned RESIDENCE; three reception, seven bedrooms, etc.

ONE ACRE. 400ft. up. South aspect. £3,600. Company's water, modern drainage, telephone. Tastefully disposed grounds and gardens; stabling, garage, etc. (M 1189.)

HERTS. 40 minutes from Town and a mile from a station.—Hall, two reception, seven bedrooms, etc.; stands well up on gravel soil; Company's water and gas, main drainage, electric light available; walled kitchen garden, lawn and grounds of about AN ACRE; garage and rooms for man, stabling, etc. (M 1168.)

KENT. Within easy reach of a first-class town.—Five acres; three reception, six bedrooms, large boxroom, bathroom, etc. The Residence stands well up, with south aspect and fine views; Company's water; garage; gardens and grounds, meadow partly planted with fruit trees. (M 1178.)

HANTS. In a favourite district.—The RESIDENCE, approached by carriage drive with lodge, stands on GRAVEL subsoil and contains three reception, eight bed and dressing rooms, etc.; electric light, modern drainage; well laid-out grounds and gardens; garage and stables, man's room etc. SEVEN ACRES. (M 1188.)

HAMPSHIRE

ABOUT ONE HOUR FROM TOWN.

FOR SALE, a charming

QUEEN ANNE HOUSE.

panelled throughout and constituting a fascinating example of the period.

Lounge hall, five reception rooms, fifteen bed and dressing rooms, three bathrooms; Company's water and gas, telephone.

Stabling. Farmery. Two cottages.

REMARKABLY BEAUTIFUL GROUNDS

with many fine trees, long herbaceous borders, ornamental ponds, kitchen garden, orchard, pasture and woodland; in all nearly

80 ACRES.

Inspected by Messrs. OSBORN & MERCER, as above. (14,697.)



WEST SUSSEX

IN A FAVOURITE PART ONE-AND-A-HALF HOURS OF TOWN.

TO BE SOLD, a fine replica of an

EARLY ENGLISH HOUSE.

fitted with modern requirements and in excellent order throughout.

Lounge hall, three reception rooms, eleven bed and dressing rooms, two bathrooms, servants' hall, etc.

CAPITAL FARMERY. THREE COTTAGES

CHARACTERISTIC GROUNDS and park-like pasture and woodlands of nearly

100 ACRES.

Agents, Messrs. OSBORN & MERCER, as above. (14,706.)

UNSOLD AT AUCTION.



PERTENHALL MANOR

Two miles from Kimbolton Town, eight miles from St. Neots and ten from

BEDFORD,

comprising a

CHARMING ELIZABETHAN HOUSE.

containing a large quantity of exceptionally fine old carved oak. Three reception, ten bedrooms, bathroom; modern conveniences.

Stabling. Garage. Cottage.

BEAUTIFUL OLD GROUNDS, partly walled kitchen garden and capital paddock; in all

NINE ACRES.

FOR SALE. A BARGAIN.

SOLE AGENTS, Messrs. OSBORN & MERCER, as above.

BETWEEN ANDOVER & SALISBURY XVIIIth CENTURY MANOR HOUSE.

A picturesque structure, with mullioned windows, completely redecorated and fitted with electric light and other modern conveniences.

Spacious hall with fine old staircase, three reception rooms, eleven bed and dressing room bathroom and usual offices.

Stabling for six. Accommodation for four cars.

TERRACED GARDENS.

Walled kitchen garden and paddock.

Price and full particulars of the SOLE AGENTS, Messrs. OSBORN & MERCER, as above.

OSBORN & MERCER, "ALBEMARLE HOUSE," 28b, ALBEMARLE STREET, PICCADILLY, W.1.

Telephone: Regent 7500
Telegrams:
"Selaniet, Piccy, London."

HAMPTON & SONS

(For continuation of advertisements see pages vi., xxiv., xxv. and xxvi.)

Branches: { Wimbledon
'Phone 80
Hampstead
'Phone 2727

IN BANKRUPTCY.



ESTATE BARGAIN.

HAMPSHIRE

FOR IMMEDIATE SALE,

VERY ATTRACTIVE RESIDENTIAL AND SPORTING ESTATE OF

420 ACRES.

GEORGIAN HOUSE,

IN CAPITAL ORDER, WITH MODERN CONVENIENCES.

Large halls, four reception and billiard rooms, seventeen bedrooms, three bathrooms, very good offices.

SANDY SOIL. ELECTRIC LIGHT. CENTRAL HEATING.
GARAGE. STABLING. HOME FARM. NINE COTTAGES.

Charming gardens with grand timber, park and woodlands, nearly all in hand.

Full particulars of the Sole Agents,
HAMPTON & SONS, 20, St. James' Square, S.W. 1.

BUCKINGHAMSHIRE

"FRAMEWOOD," STOKE POGES.

FOR SALE.

THIS EXCEPTIONALLY CHOICE FREEHOLD RESIDENTIAL ESTATE OF ABOUT 200 ACRES.

with A BEAUTIFULLY APPOINTED MODERN HOUSE, well placed on gravel soil about 250ft. above sea. Panelled lounge hall, four reception rooms, billiard room, eighteen bedrooms, five baths, and complete offices.

ELECTRIC LIGHT. CENTRAL HEATING. COMPANY'S WATER.
Heated garages. Stabling. Home farm. Ample cottages.

CHARMING PLEASURE GROUNDS,
WITH WIDE TERRACES, LAWNS, ORNAMENTAL WATER, ETC.

Full particulars of the SOLE AGENTS,
HAMPTON & SONS, 20, St. James' Square, S.W. 1.



SUSSEX

THE FINEST POSITION IN THE COUNTY.

500ft. above the sea, commanding in the south-east and north-west a magnificent range of views.

CHARMING HOUSE,

IN FIRST-CLASS ORDER AND VERY WELL FITTED.

Oak-panelled hall, three reception rooms, billiard room, eleven bed and dressing rooms, three fitted bathrooms, etc.

ON TWO FLOORS ONLY.

DELIGHTFUL GARDENS,

with tennis and croquet lawns, yew hedges, rose garden, etc.

GARAGE AND THREE COTTAGES.

35 OR 200 ACRES.

Full particulars of the Sole Agents,
HAMPTON & SONS, 20, St. James' Square, S.W. 1.



HATCH END, PINNER

EXCEPTIONAL HOUSE WITH BEAUTIFUL GROUNDS.

FOR SALE, FREEHOLD,

containing good hall with parquet floor, morning room, drawing room, dining room with garden lounge, fine lofty music or billiard room with oak fittings and raftered ceiling, nine bed and dressing rooms, two bathrooms and complete offices.

ELECTRIC LIGHT.

COMPANY'S WATER AND GAS. TELEPHONE. MAIN DRAINAGE.

Two garages and stabling easily convertible into cottage.

WELL-TIMBERED GROUNDS OF OVER ONE ACRE,
tennis and other lawns, Dutch garden, well-stocked kitchen garden, etc.

Strongly recommended from personal knowledge by
HAMPTON & SONS, 20, St. James' Square, S.W. 1.



Offices: 20, ST. JAMES' SQUARE, S.W.1

Telephone :
Mayfair 4846 (2 lines).

Telegrams :
"Giddys, Wesdo, London."

GIDDY & GIDDY

LONDON. WINCHESTER.

Telephone :
Winchester 394.

BEAUTIFUL REPLICA OF A QUEEN ANNE HOUSE

PERFECTLY EQUIPPED
AND ENJOYING AN
EXQUISITE SITUATION.

WELL AWAY FROM ROAD.



PICKED POSITION.

AMIDST SOME OF THE
FINEST SCENERY
650FT. ABOVE SEA LEVEL.

GLORIOUS SOUTHERN VIEWS.

The accommodation comprises lounge hall, three reception rooms, eight bedrooms, three bathrooms, servants' hall, butler's pantry, etc.; fine garage for two cars with chauffeur's quarters over.

COMPANY'S ELECTRIC LIGHT. MAIN WATER.
CENTRAL HEATING. LATEST DRAINAGE.
TELEPHONE.

THE MOST ATTRACTIVE GARDENS include fine terraces, Dutch gardens, tennis lawn, flower, fruit and vegetable gardens; in all about

SIX ACRES.

FOR SALE BY PRIVATE TREATY.

WONDERFUL POSITION ON FAMOUS GOLF LINKS AT HINDHEAD.

Personally inspected and very highly recommended by the Vendor's Agents, GIDDY & GIDDY, 39A, Maddox Street, W. 1, and Winchester.

BORDERS OF HERTS AND ESSEX



THE VALUABLE FREEHOLD RESIDENTIAL AND AGRICULTURAL ESTATE, known as "ROFFEY," DUNMOW.

comprising the attractive MODERATE-SIZED GENTLEMAN'S RESIDENCE, pleasantly situated on high ground and reached by a private road, and having DELIGHTFUL GARDENS with tennis lawn and productive orchard. STABLING, GARAGE, EXTENSIVE HOMESTEADING. Also secondary farmhouse known as "Halfway House," with useful farmbuildings, pair of brick-built cottages, three other cottages and bungalow; highly productive arable and pastureland, extending to about

300 ACRES.

To be offered by AUCTION in ONE OR THREE LOTS at the Saracen's Head Hotel, Dunmow, on Tuesday, November 17th next (unless previously Sold).

Full particulars of the Solicitors, Messrs. WADE, DAVIES & LEWIS, Dunmow; or of the Joint Auctioneers, Messrs. J. M. WELCH & SON, Dunmow, and Messrs. GIDDY & GIDDY, 39A, Maddox Street, W. 1., and at Winchester.



EXCELLENT TROUT FISHING.

COTSWOLD HILLS

Easy reach main line junction, two hours from Paddington.

THIS CHARMING OLD STONE-BUILT FARMHOUSE,
with

SOUTH ASPECT. ABOUT 400FT. ABOVE SEA LEVEL.

Five bed, bath, two sitting rooms, usual offices.

Capital stabling, man's rooms, farmbuildings.

40 ACRES EXCELLENT GRASS.

FIRST-RATE HUNTING WITH HEYTHROP AND COTSWOLD PACKS.

FURNISHED FOR WINTER, OR

FREEHOLD FOR SALE.

Agents, Messrs. GIDDY & GIDDY, 39A, Maddox Street, W. 1.

LAND AND
ESTATE AGENTS.

Telephone 21.

ESTABLISHED 1812.

GUDGEON & SONS
WINCHESTERAUCTIONEERS
AND VALUERS.

Telegrams: "Gudgoons"

HAMPSHIRE

FOR SALE.

ON THE EDGE OF A FAMOUS SHOOTING DISTRICT. HUNTING WITH THREE PACKS. SHORT MOTOR DRIVE TO MAIN LINE STATION.

WELL-KNOWN COUNTRY SEAT,

comprising a MODERATE-SIZED RESIDENCE, in notably good order, and replete with every modern comfort; 500ft. above sea level; long carriage drive.

LOUNGE HALL WITH GENTLEMAN'S CLOAKROOM, THREE RECEPTION ROOMS, TWELVE BEDROOMS, DRESSING ROOM, FOUR BATHROOMS, COMPLETE DOMESTIC OFFICES WITH SERVANTS' HALL.

ELECTRIC LIGHT. CENTRAL HEATING. INDEPENDENT BOILER. TELEPHONE. EXCELLENT WATER SUPPLY.
STABLING. GARAGE. MODEL HOMESTEAD. THREE COTTAGES.

PLEASURE GROUNDS OF CONSIDERABLE BEAUTY,

SURROUNDED BY A GRANDLY TIMBERED PARK OF ABOUT 200 ACRES.

NOTE.—The owner holds the sporting rights over adjoining lands, which could be transferred by arrangement.
Details available of the Agents, GUDGEON & SONS, Winchester.Telegrams: "Teamwork, Piccy, London."
Telephone: Mayfair 2300
" Grosvenor 1838
2301**NORFOLK & PRIOR**

20, BERKELEY STREET, PICCADILLY, LONDON. W.1.

Auctioneers and Surveyors,
Valuers,
Land and Estate Agents.**MELTON MOWBRAY**

Close to station, three miles from Melton Mowbray, whence London is reached in two-and-a-quarter hours, and twelve miles from the City of Leicester.

A WELL-APPOINTED HUNTING BOX, containing four reception rooms, twelve bed and dressing rooms, two bathrooms, excellent offices, modern conveniences.

THREE COTTAGES. GARAGE. FARMERY.
SPLENDID MODERN STABLING for 24 or more hunters.

CHARMING WELL-TIMBERED GROUNDS, sloping to a stream, orchard and pasture; in all

30 ACRES (WOULD DIVIDE).

£6,175, FREEHOLD, OR OFFER.

Particulars from the Sole Agents, SHAFTO, SIKES & SON, Melton Mowbray, or NORFOLK & PRIOR, 20, Berkeley Street, W. 1.

BERKSHIRE

WITHIN HALF-A-MILE OF THE GARTH KENNELS.

In a perfectly rural and good social area, surrounded by well-wooded undulating country, one-and-a-quarter miles of Bracknell Station, two-and-a-half miles from Ascot, eight miles from Windsor and

28 MILES FROM HYDE PARK CORNER.

A singularly attractive EARLY GEORGIAN RED BRICK MANOR HOUSE of dignity and considerable charm, in excellent order, modernised and containing lounge hall, three reception and billiard room, twelve bed and dressing rooms, two bathrooms, good offices including laundry.

MAIN WATER. ELECTRIC LIGHT. CENTRAL HEATING.
MODERN DRAINAGE. GRAVEL SOIL. SOUTH ASPECT.
GARAGE AND STABLING OF THE PERIOD WITH ROOMS OVER.
COTTAGE. FARMERY.

Beautifully disposed and well-timbered, inexpensive walled gardens, park and pastureland.

£6,000, FREEHOLD, WITH THREE ACRES.

ADDITIONAL LAND UP TO 67 ACRES AVAILABLE.

Illustrated particulars from the Sole Agents,
NORFOLK & PRIOR, 20, Berkeley Street, W. 1. (6116.)Telephone:
145 Newbury.**THAKE & PAGINTON**Telegrams:
"Thake & Paginton, Newbury."

LAND AND ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS AND AUCTIONEERS

28, BARTHOLOMEW STREET, NEWBURY

NEAR NEWBURY.



THE ABOVE COUNTRY RESIDENCE standing in own grounds of FOUR ACRES, approached by carriage drive; three reception rooms, six bed and dressing rooms, bathroom; garage and stable; gas lighting, main drainage, electric light available; lawns, large garden and paddock.

PRICE £2,100 ONLY. (535.)

OUTSKIRTS OF NEWBURY.—A beautifully and skilfully restored TUDOR AND QUEEN ANNE HOUSE; two reception rooms, including BEAUTIFUL OLD DINING ROOM, about 28ft. by 14ft. with HEAVY OAK BEAMS, etc.; six bedrooms, bathroom; garage. MAIN DRAINAGE, COMPANY'S WATER, GAS, AND ELECTRIC LIGHTING. Old-world garden of about HALF-AN-ACRE. Special attention is directed to the many old and original features of this Property.

£3,200. (2693.)

WILTSHIRE.

A VERY ATTRACTIVE FREEHOLD PROPERTY, MOST DELIGHTFULLY PLACED: hall and handsome suite of reception rooms, fifteen bed and dressing rooms, three bathrooms; stabling, garage, and farmery. LODGE AND THREE COTTAGES. Well-timbered grounds and four paddocks; about 20 ACRES. CENTRAL HEATING. ELECTRIC LIGHT, WATER BY ENGINE. (2283.)
£7,500 (OPEN TO OFFER).

BERKSHIRE.

A BARGAIN AT £850.—Charming little old-fashioned RESIDENCE, situate in old-world village; two reception rooms, and six bedrooms, usual offices; garage and stable. HALF-AN-ACRE of garden, including tennis lawn.

PROPERTY REQUIRES MODERNISING. (2641.)

WILTSHIRE.



AN OLD GEORGIAN RESIDENCE, approached by long avenue drive; three reception rooms, eight bed and dressing rooms, bathroom; splendid stabling and garage, three excellent cottages; Company's water available; pretty and well-timbered grounds, including tennis lawn, and two excellent paddocks; over SIX ACRES. £3,500 (Or might be Let, Unfurnished). (820.)

BETWEEN NEWBURY AND ANDOVER.—400 ACRES SHOOTING AVAILABLE. A most compact and CHARMINGLY SITUATED PROPERTY, commanding very extensive views; lounge hall, and three reception rooms, ten bedrooms, three bathrooms, oak staircase, oak wainscoting, etc., offices, including servants' hall; petrol gas lighting, water by engine. COTTAGE and garages. Delightful gardens, tennis courts, and paddocks; about 22 ACRES (more land available). FOR SALE AT AN EXTREMELY REASONABLE FIGURE. (593.)

Telephone :
Grosvenor 1400 (2 lines).

CURTIS & HENSON

LONDON.

Telegrams :
"Submit, London."

28 MILES FROM LONDON.

45 MINUTES' RAIL BY EXPRESS TRAINS FROM CITY AND WEST END.

HOLLANDEN PARK, HILDENBOROUGH



A UNIQUE ESTATE OF ABOUT 120 ACRES

with a Residence of character and distinction, beautifully planned and the subject of heavy expenditure during last few years.

IT IS APPROACHED BY LONG CARRIAGE DRIVE WITH LODGE, STANDS 300FT. ABOVE SEA LEVEL, WITH MAGNIFICENT VIEWS, AND IS SURROUNDED BY GRANDLY TIMBERED PARK.

It is complete with every modern convenience and comfort, and contains five handsome reception rooms, billiard room, seventeen bed and three dressing rooms, four bathrooms, ELECTRIC LIGHT, CENTRAL HEATING. TELEPHONE. GARAGE AND STABLING. MOST BEAUTIFUL GARDENS, including magnificent specimens of ornamental timber, tennis and other lawns, large lake with boathouse, woodland walks and masses of rhododendrons, fine walled fruit and kitchen gardens, range of glass, tea house, orchard, old-fashioned farmhouse with oak beams, range of buildings, home farm, cottages, park, pastures. HUNTING AND GOLF. WILL BE OFFERED BY AUCTION, ON WEDNESDAY, NOVEMBER 4TH, AT THE LONDON AUCTION MART (UNLESS PREVIOUSLY SOLD). Solicitors, Messrs. E. F. TURNER & SONS, 115, Leadenhall Street, E.C. 3; Auctioneers, Messrs. DENYER & Co., 88, High Street, Tunbridge Wells; and Messrs. CURTIS & HENSON, 5, Mount Street, W. 1.

ASHDOWN FOREST

SEVEN MILES FROM LEWES, NINE FROM CROWBOROUGH.



In a glorious position, enjoying magnificent panoramic views to the coast.

JUST OVER THE HOUR FROM LONDON. NEAR FIRST-CLASS GOLF.

THE ANNAN ESTATE

A perfectly appointed RESIDENCE FOR SALE with 64 (OR MORE) ACRES.

Standing high on light soil, approached by two drives (each with lodge at entrance) through a GRANDLY TIMBERED PARK.

The Residence is luxuriously appointed, in perfect order and up to date in every respect. There is the lounge hall with gallery oak staircase and richly carved panelling, four finely proportioned reception rooms, sixteen bedrooms, five bathrooms, housekeeper's room, servants' hall, etc.

ELECTRIC LIGHT THROUGHOUT. ABUNDANT WATER SUPPLY. TELEPHONE. CENTRAL HEATING.

GARAGE, STABLING AND TWO COTTAGES.

The gardens have some grand old timber, perfect tennis lawns, walled kitchen garden (two men and a boy sufficient).

MODEL HOME FARM in addition if required.

LAND UP TO 530 ACRES AVAILABLE EXCELLENT SPORTING.

Will be offered by AUCTION, in lots on November 4th, if not previously Sold.—Solicitors, Messrs. WILLIAMS & JAMES, Norfolk House, Norfolk Street, Strand, W.C. Auctioneers, CURTIS & HENSON, 5, Mount Street, Grosvenor Square, W. 1.

SURREY, KENT AND SUSSEX BORDERS.

45 MINUTES' RAIL

"BROOK STREET," HEVER

A DELIGHTFUL OLD PERIOD HOUSE, FULL OF OLD OAK AND FASCINATING TUDOR FEATURES. Every modern convenience and in perfect order. Approached by long drive and containing: Three oak-beamed reception, eight bed and dressing, two bathrooms, excellent offices. CO.'S WATER. ELECTRIC LIGHT. RADIATORS. TELEPHONE. GARAGES. COTTAGE.



Charming old-world setting given by the Oast House and mellowed brick Buildings.

DISTINCTIVE UNDULATING GARDENS bordered by stream and possessing much natural beauty, well timbered, two tennis courts, two orchards, small lake, stone quarry, and meadows; in all about

30 ACRES.

If not previously sold will be offered by AUCTION on NOVEMBER 4th next.

Solicitors, Messrs. KENNEDY, PONSONBY, RYDE & Co., 2a, Guildhall Chambers, E.C. 2. Auctioneers, Messrs. DENYER & Co., 88, High Street, Tunbridge Wells; and Messrs. CURTIS & HENSON, 5, Mount Street, W. 1.



Telephone Nos.
Grosvenor 1553 (3 lines).

GEORGE TROLLOPE & SONS

25, MOUNT STREET, GROSVENOR SQUARE, W.1.

And at
Hobart Place, Eaton Sq.
West Halkin St., Belgrave Sq.
45, Parliament St.,
Westminster, S.W.

GLOS IN THE BEST PART OF THE COTSWOLDS.



THIS BEAUTIFUL XVTH CENTURY STONE-BUILT COTSWOLD RESIDENCE, modernised and in capital order throughout, contains hall, two reception, bath, seven bedrooms and usual offices; garage, barn and useful outbuildings; gardens and grounds of about SIXTEEN ACRES. More land can probably be purchased adjoining. For SALE.—Full details from GEORGE TROLLOPE and SONS, 25, Mount Street, W. 1. (A 7222.)

£3,750 WITH NINE-AND-A-HALF ACRES.

SURREY

Near the Hog's Back; 300ft. up on sandy soil.

LOW-BUILT MODERN HOUSE: ten bed, bath, three reception rooms; gas, Company's water; garage, stabling, two cottages.

PRETTY GARDENS.

POSSESSION LADY DAY, 1926.
Inspected and recommended by GEORGE TROLLOPE and SONS, 25, Mount Street, W. 1. (A 1818.)

A GENUINE BARGAIN.

WORCS & GLOS BORDERS

High up, near village, two miles from Town and station. THE RESIDENCE in excellent order throughout, contains three reception, bath, eleven bedrooms and good offices; electric light, excellent water supply; stabling for six, garage, three cottages, farmbuildings; very valuable pastureland; in all about 100 ACRES. Hunting, shooting, fishing, all available. For SALE.—Inspected and confidently recommended by the Agents, GEORGE TROLLOPE and SONS, 25, Mount Street, W. 1. (7803.)

IN CHARMING GARDENS.

GUILDFORD

£6,000

OLD HOUSE, in an unique position only twelve minutes' walk from station on high ground commanding uninterrupted views to south. TEN BED, TWO BATHS, FOUR RECEPTION ROOMS. Garage and rooms. Lodge.

ELECTRIC LIGHT.

Orders to view of GEORGE TROLLOPE & SONS, 25, Mount Street, W. 1. Personally inspected and recommended. (A 1644.)

WILTSHIRE

FOR SALE.—A choice RESIDENTIAL ESTATE of 200 ACRES, in a sporting district convenient for junction station on main G.W. Ry. under two hours from Paddington. HOUSE of character, fifteen bed, etc.; modern conveniences, electric light; lodges, garage, stabling; heavily timbered parklands, inexpensive pleasure grounds; in good order throughout.—Orders to view of GEORGE TROLLOPE & SONS, 25, Mount Street, London, W. 1. Personally inspected and recommended. (3378.)

OXSHOTT

Wonderfully situated and commanding views of unrivalled beauty.



THE RESIDENCE contains lounge, billiards and three reception, three bath, twelve bed and dressing rooms with complete offices; main electric light, gas and water, central heating, telephone; charming pleasure grounds, model farmery, cottages and park-like meadows, altogether about

60 ACRES.

For SALE.—Full details Sole Agents, GEORGE TROLLOPE & SONS, 25, Mount Street, W. 1. (1736.)

SHOOTING OVER 1,200 ACRES. TROUT FISHING.

HERTS

Within easy daily distance of Town.

GENUINE EARLY GEORGIAN RESIDENCE, with beautifully-timbered gardens. Surrounded by park of 200 acres, and containing billiards, four reception, three bath, 20 bed and dressing rooms; stabling, cottages, etc.

TO BE LET, UNFURNISHED, ON LEASE.
Full details from GEORGE TROLLOPE & SONS, 25, Mount Street, W. 1.

GENTLEMAN FARMER'S OPPORTUNITY. BORDERS OF

KENT AND SURREY

BEAUTIFUL OLD ELIZABETHAN FARM-HOUSE, in perfect order, with eleven bed, three bath, four reception rooms, etc.

MODEL FARMBUILDINGS. SIX COTTAGES.

480 ACRES.

Full details from the Sole Agents, GEORGE TROLLOPE and SONS, 25, Mount Street, W. 1. (A 2083.)

'Phone:
Grosvenor 1626.

Established 1886.

MESSRS. PERKS & LANNING

LAND AND ESTATE AGENTS,

37, Clarges Street, Piccadilly, W.1, and 32, High Street, Watford.

'Phone:
Watford
687 and 688.



BUCKS (high up; 30 minutes Town).—To be SOLD the above charming half-timbered RESIDENCE; six bed, bath, two reception; double garage; tennis, etc.; electric light, central heating. (1888.)

FISHING and HOUSE in Herts, 35 minutes Town, for SALE; ten bed, bath, three reception; four-and-a-half acres; garage, outbuildings, etc.

ELSTREE. — £2,950, including fixtures, etc.; five bed, bath, three reception (22 by 20); charming gardens, tennis; garage; central heating, etc.

ADJOINING GOLF COURSE, twelve miles Town. — Pretty little BUNGALOW with four bedrooms, etc.; charming gardens. Only £1,550.

GUILDFORD AND DORKING (near). — Freehold, lovely situation; five beds, lounge and two sitting rooms. Old oak-beamed HOUSE; gardens and garage. (7075.)

£1,400.—HANTS AND SURREY BORDERS. — Four beds, three sitting, bath; half-an-acre garden; a mile from station; all conveniences. (7067.)

TWENTY MILES from Charing Cross south, 700ft. up.—To be LET or SOLD, a beautiful HOUSE, twelve beds, three baths, billiard; seventeen acres or less; two cottages. Strongly recommended. (7050.)

ISLE OF WIGHT.—£1,400 only; overlooking the Solent; five beds, two sitting, bath; every convenience; five minutes from station; pretty garden; close to the shore. Would also be LET, Furnished or Unfurnished. (7065.)



600 ACRES of excellent SHOOTING, included at the low rent of 200 GUINEAS per annum, with the above charming old HOUSE, Unfurnished, on lease. Hunting and fishing also available; twelve beds, two baths, billiard room, etc.; six miles from a good town in Devon.—Apply PERKS & LANNING, as above.

ROBINSON, WILLIAMS & BURNANDS

89, MOUNT STREET, GROSVENOR SQUARE, W.1.

Telephones: GROSVENOR 2430 and 2431.

Telegrams: "THROSIXO, LONDON."

MOST PERFECT SUSSEX BEAUTY SPOT



450FT. UP. MAGNIFICENT VIEWS.
FOR SALE, ATTRACTIVE MODERN RESIDENCE; every convenience installed.

LONDON ONE HOUR.

Eight bedrooms, two boxrooms, bathroom, three reception rooms, lounge hall, good offices.

STABLING AND GARAGE

COMPANY'S WATER, ELECTRIC LIGHT.

DELIGHTFUL GROUNDS

(Part forest).

Tennis court, kitchen garden, rose garden, woodland walks; in all

SIX ACRES.

DRY SOIL. NEAR GOLF. (6096.)

ROBINSON, WILLIAMS & BURNANDS, 89, MOUNT STREET, W.1.

MESSRS. CRONK

ESTATE AGENTS AND SURVEYORS,
KENT HOUSE, 18, KING STREET, ST. JAMES'S,
S.W. 1, and SEVENOAKS, KENT.

Established 1845. Telephones, 1195 Regent; 4 Sevenoaks



SEVENOAKS (near; secluded position, south slope, 400ft. up, one mile station and golf, three from Sevenoaks).—Imposing stone-built RESIDENCE; eleven bed, dressing, three bath and five reception rooms, servants' hall, etc.; stabling and garage; charming grounds, tennis and orchard.

SIX ACRES.

Gas, water, main drainage. Freehold for SALE.—Messrs. CRONK, as above. (7296.)

Telegrams:

Wood, Agents (Audley)
London."

JOHN D. WOOD & CO.

6, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.1.

Telephone:

Grosvenor 2130
" 2131



ESSEX

MANSION AND 3,000 ACRES OF SHOOTING

TO BE LET, OR FOR SALE, WITH 116 ACRES OR 573 ACRES, OR 4,180 ACRES.

Four miles from Audley End Station, one hour from City, 22 miles from Newmarket, six miles from Saffron Walden, thirteen miles from Cambridge.

WELL-PRESERVED ELIZABETHAN RESIDENCE

of "LOFTS HALL,"

dated 1579; about 400ft. above sea level, and having every modern comfort and convenience, with

CENTRAL HEATING, ELECTRIC LIGHT, ETC.

Containing excellent suite of reception rooms, about 20 bed and dressing rooms, five bathrooms, and some servants' rooms, with extensive gardens, approached from the public road by three carriage drives each with an entrance lodge.

THE SHOOTING OVER 3,080 ACRES, PART OF THE LOFTS HALL ESTATE.

The shooting is of a mixed character, the numerous well-placed woods and coverts afford excellent cover for ground game and for the rearing and preserving of pheasants, whilst the land carries a good head of partridges.

Further particulars of Messrs. JOHN D. WOOD & Co., 6, Mount Street, W. 1. (80,479.)

AT THE BARGAIN PRICE OF £5,250.

BETWEEN

GUILDFORD AND HASLEMERE

Witley two miles, Godalming six miles.

WITHIN EASY REACH OF LONDON BY FAST TRAINS, OR THE MAIN PORTSMOUTH ROAD, AND YET IN THE HEART OF A PEACEFUL AND LOVELY COUNTRY SIDE.

Beautifully situated, facing south, amidst charming gardens and grounds.

THIS FINE OLD-FASHIONED RESIDENCE contains three reception, billiard and ten bed and dressing rooms, two bathrooms.

ELECTRIC LIGHT.

COMPANY'S WATER. MODERN SANITATION.

DELIGHTFUL VIEWS TO SOUTH AND EAST.

SMALL PARK BOUNDED BY TROUTING STREAM.

In all about

25 ACRES.

Further land and woodland up to 238 ACRES can be acquired if desired.

Apply Messrs. JOHN D. WOOD & Co., 6, Mount Street, London, W. 1. (20,662.)



BERKSHIRE

EASY MOTORING DISTANCE OF READING AND LONDON.

THIS ATTRACTIVE GEORGIAN RESIDENCE, situated so as to

COMMAND VERY BEAUTIFUL VIEWS.

Fine lounge hall, three other well-planned reception rooms, adequate domestic offices, about fifteen bed and dressing rooms, four bathrooms.

CENTRAL HEATING.

COMPANY'S WATER. ELECTRIC LIGHT. TELEPHONE.

Excellent garage accommodation for six cars, men's room over, stabling, two lodges and four cottages.

There is also small farmery with farmhouse and good buildings at present let.

THE GARDENS AND GROUNDS ARE MOST ATTRACTIVE and include tennis court, rose garden, fine lime avenue, and there are many beautiful specimen trees and shrubs, including fine old cedars.

NEARLY THE WHOLE OF THE LAND IS HEAVILY TIMBERED AND PARK-LIKE IN CHARACTER.

TO BE SOLD WITH ABOUT 200 ACRES.

Price and further information on application to the Agents, JOHN D. WOOD & Co., who have inspected and can strongly recommend the estate. Offices, 6, Mount Street, London, W. 1. (10,558.)



EASTERN COUNTIES

EXPRESS SERVICE TO LONDON IN AN HOUR.

THIS DIGNIFIED GEORGIAN RESIDENCE.

occupying a delightful position in the midst of an undulating park with finely timbered grounds adorned with majestic cedars.

seventeen bed and dressing rooms, five bathrooms, fine hall and five reception rooms, most adequate and convenient offices; stabling and garage accommodation.

CENTRAL HEATING. ELECTRIC LIGHT. TELEPHONE.

CHARMINGLY DISPOSED GARDENS of varied character, shaded by fine old forest trees and shrubs, wilderness walks, little lake, bailiff's house, extensive home farmery.

TO BE SOLD WITH 182 ACRES.

PRICE £15,000.

The whole of the property is in hand and possession will be given on completion.

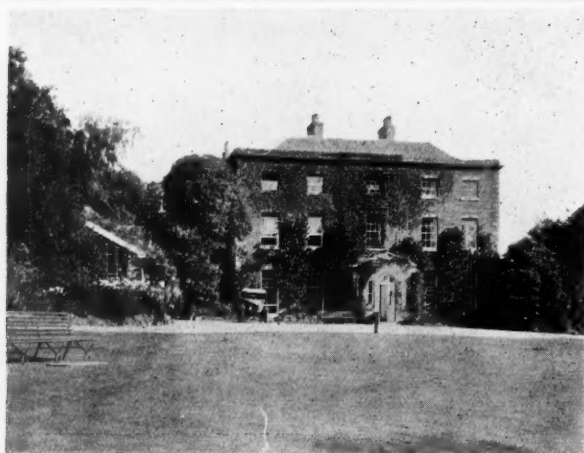
Further particulars on application of JOHN D. WOOD & Co., 6, Mount Street, London, W. 1. (80,482.)



JOHN D. WOOD & CO., 6, MOUNT STREET, LONDON, W.1.

KNIGHT, FRANK & RUTLEY AND WALTON & LEE

THE ESTATE SALE ROOMS, LONDON, W. 1.



Delightfully placed with extensive views of the Dovey Estuary and mountains beyond, and contains:

SUITE OF THREE RECEPTION ROOMS.
BILLIARD ROOM.
TWELVE BED AND DRESSING ROOMS.
TWO BATHROOMS.
COMPLETE STAFF QUARTERS.

ELECTRIC LIGHT. CENTRAL HEATING. MODERN DRAINAGE.
AMPLE WATER SUPPLY.
GARAGES AND LOOSE BOXES.

DELIGHTFUL PLEASURE GARDENS

and productive walled kitchen gardens with vinerias, home farm with bailiff's house; capital farms and seven cottages; important well-stocked woodlands.

Good sporting and fishing.

FOR SALE BY PRIVATE TREATY.

Solicitors, Messrs. DIBB, LUPTON & CO., 6, Butts Court, Leeds.
Agents, Messrs. NEWSAM & GOTT, North British Buildings, East Parade, Leeds;
and Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

PRELIMINARY ANNOUNCEMENT

BY DIRECTION OF MRS. FRANK GOTT.

NORTH WALES

Machynlleth four miles, Aberdovey five miles.

THE ATTRACTIVE FREEHOLD AGRICULTURAL AND SPORTING PROPERTY,

known as

TALGARTH HALL ESTATE

extending to about

3,020 ACRES.

Situate within easy reach of Barmouth and Aberystwyth and including the MODERATE SIZE STONE-BUILT GEORGIAN RESIDENCE TALGARTH HALL.



BY DIRECTION OF EDWARD HUTH, ESQ.

SUSSEX

About six miles from Haywards Heath Station and thirteen miles from Brighton.

THE REMAINING PORTIONS OF THE FREEHOLD RESIDENTIAL, SPORTING AND BUILDING PROPERTY

known as the

WYKEHURST PARK ESTATE, BOLNEY

Situate in the parish of Bolney, fronting the main London-Brighton Road.

THE STately MANSION, occupying a beautiful position, about 300ft. above sea level, embracing magnificent and extensive views to the South Downs.

ACCOMMODATION

Entrance hall,
Four reception rooms,
Billiard room,
Fifteen principal and guests' bed and dressing rooms,
Five bathrooms,
Nine servants' bedrooms,
Complete staff quarters.

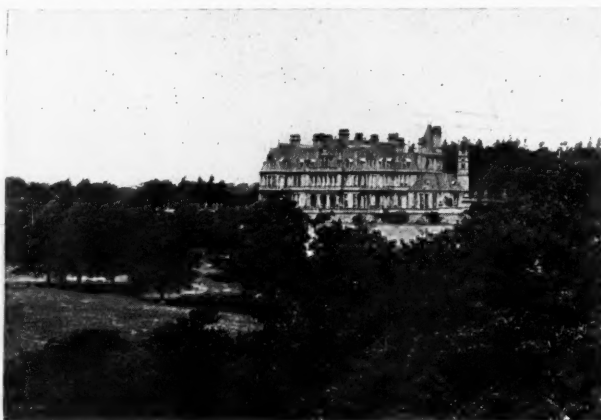
TELEPHONE.

ELECTRIC LIGHT.

Stabling for eleven horses. Garages for six cars.

Three entrance lodges.

Gardener's and keeper's cottages.



WELL-TIMBERED PLEASURE GROUNDS.

Magnificent building sites in Wykehurst Park.

SMALL HOLDINGS. COTTAGES.

Matured oak and ash timber.

Also a PRIVATE RESIDENCE known as

HAZELDEAN.

In all extending to about

380 ACRES.

To be offered for SALE by AUCTION, as a whole or in 46 Lots, at the Goldings Hotel, Haywards Heath Station, on Wednesday, November 4th, 1925, at 2.30 p.m. (unless previously disposed of Privately as a whole).

Solicitors, Messrs. SUTTON, OMMANNEY & OLIVER, 3-4, Great Winchester Street, E.C. 2.

Land Agents, Messrs. R. H. & R. W. CLUTTON, Hartwood, Reigate.

Auctioneers, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

SUSSEX

BETWEEN BATTLE AND THE COAST.

Commanding magnificent views; Beachy Head in the distance can easily be seen.

TO BE SOLD, THIS FREEHOLD PROPERTY, known as WYCHNOUR BATTLE.

THE HOUSE occupies a delightful position, well screened from the road, the principal rooms facing south. It is solidly built, mostly of stone, and contains panelled lounge hall, three reception rooms, eight bedrooms, bathroom, etc. Wired for electric light. Central heating. Telephone.

STABLING FOR FOUR.

TWO COTTAGES. TWO GARAGES.

DELIGHTFUL GARDENS, flower beds, tennis court, productive kitchen garden, orchard, small spinney with delightful shady walks, and meadowland: in all about SIX AND THREE-QUARTER ACRES.

The House has recently been redecorated, and is in extremely good order. IMMEDIATE POSSESSION

Particulars of Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (20,707.)



KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.
AND 90, Princes Street, Edinburgh.
WALTON & LEE, 78, St. Vincent Street, Glasgow.
41, Bank Street, Ashford, Kent.

(Knight, Frank & Rutley's advertisements continued on pages iii., v. and xv.)

Telephones:

314 Mayfair (8 lines).
3066 Mayfair (8 lines).
146 Central, Edinburgh.
2716 Glasgow.
17 Ashford.

KNIGHT, FRANK & RUTLEY AND WALTON & LEE

THE ESTATE SALE ROOMS, LONDON, W. 1.

DIRECTION OF THE RIGHT HON. LORD DARYNGTON, P.C.

SURREY

About 350ft. above sea level; half a mile from Witley Station.
THE FREEHOLD RESIDENTIAL PROPERTY,
"PINWOOD," WITLEY.



THE COMFORTABLE COUNTRY RESIDENCE stands high on sandy soil among the pine woods, commands magnificent views, and contains four reception rooms, billiard room, seventeen bed and dressing rooms, four bathrooms and complete offices. *Electric light, main water, central heating, gas, telephone; garages, two cottages, stabling.*
THE MATURED PLEASURE GROUNDS are beautifully timbered with Scots pines and silver birch, and contain tennis lawns, squash racket court, walled kitchen garden with glasshouses and many charming woodland walks. The Property extends in all to about
SIXTEEN ACRES.

To be offered for SALE by AUCTION, in the Hanover Square Estate Room, on Tuesday, November 17th, at 2.30 p.m. (unless previously sold privately).
Solicitors, Messrs. WARRENS, 5, Bedford Square, W.C. 1.
Auctioneers, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

SUNNINGDALE GOLF COURSE.



TO BE SOLD, FREEHOLD.

MODERN RESIDENCE, standing 300ft. above sea level on gravel soil with south aspect. It is in good order throughout and approached by drive 100 yards in length. Three reception rooms, eight bed and dressing rooms, boxroom, bathroom and offices.

Electric light. Telephone. Company's water. Modern drainage. Garage.

Grounds comprise tennis and croquet lawn, rose garden, kitchen garden, etc.; in all about
THREE-AND-THREE-QUARTER ACRES.

PRICE, FREEHOLD, 3,000 GUINEAS.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (20,518.)

BERKSHIRE.

32 miles from London; about one hour by train.



TO BE SOLD, FREEHOLD.

A MODERN RESIDENCE, built of red brick with tiled roof, standing on a light loam soil and approached by a drive; hall, three reception rooms, eight bed and dressing rooms, bathroom and offices.

Electric light available. Telephone.

Company's gas and water. Modern drainage.

Stabling. Garage. Laundry.
Tennis lawn, flower and vegetable gardens, glasshouses; in all about

ONE ACRE.

Good golf courses within easy reach.

PRICE, FREEHOLD, £2,250.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (19,933.)

SUSSEX

Four-and-a-half miles from Hassocks, eight miles from Haywards Heath, ten miles from Brighton
THE FREEHOLD RESIDENTIAL PROPERTY,
LANEHURST, HURSTPIERPOINT



THE RESIDENCE, standing in beautifully timbered grounds, enjoys magnificent views of the South Downs, and contains lounge hall, smoking and four reception rooms, twelve bed and dressing rooms, four bathrooms and offices.
Electric light, Company's water, central heating. Stabling and garage, cottage.

MODEL HOME FARM.

SHADY PLEASURE GROUNDS with tennis and tea lawns and ornamental woodlands stocked with oaks and divided by glades and wilderness walks. Woodland, arable and rich pasturelands; in all about

64 ACRES.

FOR SALE BY PRIVATE TREATY.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

22 MILES FROM LONDON.

Ten minutes' walk from station, with electric trains to Waterloo.



A WELL-BUILT HOUSE.

amidst lovely country and adjoining a wood. Entrance hall, drawing and dining rooms with beamed ceilings, four bedrooms, bathroom, kitchen, scullery, etc.

Electric light available. Telephone. Main water. Tiled garage.

GARDEN OF NEARLY AN ACRE, with tennis court, croquet lawn, herbaceous border, orchard and vegetable garden.

PRICE, FREEHOLD, £2,200.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (20,000.)

BISHOP'S STORTFORD DISTRICT

ADJOINING THE GOLF LINKS.

ONE MILE FROM STATION.



A FREEHOLD RESIDENTIAL PROPERTY, standing 300ft. above sea level. THE GABLED RESIDENCE contains hall, billiard and three reception rooms, twelve bed and dressing rooms, bathroom and complete offices. *Electric light, ample private water supply.*

ENTRANCE LODGE. GARAGE. STABLING. CHAUFFEUR'S FLAT.

ATTRACTIVE PLEASURE GROUNDS ornamented by a profusion of flowering shrubs and trees, and including tennis and croquet lawns, partly walled garden with berries, arable and parkland; in all about

49 ACRES.

PRICE £5,500.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (6171.)

NEAR THE COTSWOLDS A FREEHOLD RESIDENTIAL PROPERTY. TWO MILES FROM CHELTENHAM STATION.



THE PICTURESQUE RESIDENCE contains dining room, drawing room, billiard room, morning room, sixteen bed and dressing rooms, bathroom and offices.

Electric light. Company's water. Central heating. Telephone.

STABLING AND GARAGE. TWO LODGES.

WELL-TIMBERED PLEASURE GROUNDS, containing tennis lawn, ornamental pool, woodland walks, productive walled kitchen gardens and large orchard. Home farm with bailiff's house and adequate buildings. Park pasture and meadowland with three orchards; in all about

102 ACRES.

PRICE £10,000.

Agents, Mr. CHAS. C. CASTLE, F.A.I., 2, Regent Street, Cheltenham, Glos., and Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

KNIGHT, FRANK & RUTLEY, { 20, Hanover Square, W. 1.
AND { 90, Princes Street, Edinburgh.
WALTON & LEE, { 78, St. Vincent Street, Glasgow.
{ 41, Bank Street, Ashford, Kent.

(Knight, Frank & Rutley's advertisements continued on pages iii., v. and xiv.)

Telephones:

314 } Mayfair (8 lines).
3068 }
146 Central, Edinburgh.
2716 " Glasgow.
17 Ashford.

Telephone: 4706 Gerrard (2 lines).
Telegrams: "Cornishmen, London."

TRESIDDER & CO. 37, ALBEMARLE STREET, W. 1.

£2,000, FREEHOLD, or would be LET, Furnished.
WILTS (½ mile Devizes Station).—A very attractive **QUEEN ANNE RESIDENCE**, standing 420ft. above sea level and containing 4 reception rooms, 8 bed and dressing rooms, bathroom, etc. Co.'s water, gas, main drainage; stabling, garage; charming gardens with tennis lawn, kitchen garden and paddock; in all nearly 2 ACRES.

Excellent centre for hunting, fishing, shooting and golf.
TRESIDDER & Co., 37, Albemarle St., W. 1. (9638.)

£2,800 (WITH TEN ACRES; easy reach of London).—An attractive **RESIDENCE**, well back from the road.

Facing S.W. on gravel soil, and containing hall, 3 reception rooms, bathroom, 9 bed and dressing rooms, etc.; main drainage, excellent water supply; stabling for 5, garage and other useful outbuildings. Charming gardens with flower and kitchen garden, orchard and grassland.

TRESIDDER & Co., 37, Albemarle St., W. 1. (3146.)

£3,500 WITH 32 ACRES.
WEST SUSSEX (In a favourite district ½ miles from station).—An attractive little **ESTATE**, including well-built **MODERN RESIDENCE**, containing:

3 reception rooms, 7 bed and dressing rooms, etc. Stabling and excellent buildings; flower and kitchen gardens, and 6 enclosures of well-watered meadowland. The whole is in excellent order.

TRESIDDER & Co., 37, Albemarle St., W. 1. (8853.)

INSPECTED AND STRONGLY RECOMMENDED.

HEREFORD AND SALOP BORDERS

1½ MILE FISHING.

1,000 ACRES SHOOTING.



59 UP TO 259 ACRES.

A large sum has been spent upon the Property; it is now in excellent order and ready for immediate occupation. Details of the Sole Agents, TRESIDDER & Co., 37, Albemarle-st, London, W. 1. (13,850.)

Inspected and strongly recommended.

£3,000, FREEHOLD.

GLOS. (near village).—Substantially built **RESIDENCE**, in good order; carriage drive.

Billiard room, 3 reception, bathroom, 10-13 bedrooms. Stabling for 7, garage, farmery, cottage. Inexpensive grounds and well-timbered pastureland; in all about 7½ ACRES. Additional land up to 17 acres can be had.

Golf and hunting available.

TRESIDDER & Co., 37, Albemarle St., W. 1. (8046.)

FOR SALE, OR TO LET, FURNISHED.
EXCELLENT GOLF. SAFE BATHING.

NORFOLK COAST (within easy reach of the Broads; close to station).—An attractive brick-and-tile **FAMILY RESIDENCE** on 2 floors; carriage drive.

Lounge hall, 3 reception rooms, conservatory, 2 bathrooms, 9 bedrooms.

Newly decorated; telephone, Co.'s gas and water, main drainage; stabling, garage; charming grounds. Two first-class tennis courts; in all about 4½ acres.

TRESIDDER & Co., 37, Albemarle St., W. 1. (14,334.)

44, ST. JAMES' PLACE,
LONDON, S.W.1.
140, HIGH STREET,
OXFORD.

JAMES STYLES & WHITLOCK

LONDON, RUGBY, OXFORD AND BIRMINGHAM.

ESTATE OFFICES,
RUGBY.
18, BENNETT'S HILL,
BIRMINGHAM.

BLASTON HALL, LEICESTERSHIRE

WITHIN FIVE MILES OF UPPINGHAM, EIGHT OF MARKET HARBOUROUGH, AND SEVENTEEN OF LEICESTER.



A **GEORGIAN RESIDENCE**, with entrance hall, three reception rooms, billiard room, eight principal bedrooms, boudoir, two bathrooms, and complete offices.

ATTRACTIVE GROUNDS.

EXCELLENT HUNTING.

STABLING. GARAGE. FOUR COTTAGES.

Together with
ABOUT 18 OR 50 ACRES
of rich pastureland.

To be offered for SALE by AUCTION, as a whole or in Lots, at the Bell Hotel, Leicester, on Wednesday, November 4th, 1925, at 3 p.m. precisely (unless Sold Privately).

Full particulars from the Auctioneers, JAMES STYLES and WHITLOCK, Estate Offices, Rugby, or from Messrs. DOUGLAS & TRASLER, Solicitors, Market Harborough.

SOUTH WARWICKSHIRE

One-and-a-half hours from London to main line station.

FOR SALE, a GENUINE ELIZABETHAN MAN-
SION, stone built, with mullioned windows, occupying a very pleasant and open situation on high ground. Accommodation: Central hall, with open fireplace, drawing room with oak dancing floor, billiard room and dining room, both completely panelled, study, fourteen bed and dressing rooms, bathrooms, etc.; modern conveniences such as electric light, central heating and good drainage are installed; excellent stabling for hunters, including sixteen loose boxes and ample accommodation for men, three modern cottages; delightful old gardens, well timbered, good grassland; the whole comprising about

60 ACRES.

(Adjoining farm also available).

A VERY REASONABLE PRICE WILL BE ACCEPTED.

Messrs. JAMES STYLES & WHITLOCK, Estate Offices, Rugby; also at London and Oxford. (L 516.)

DEVON AND DORSET BORDERS

NEAR TO A CHARMING OLD TOWN.

A **CHARMING OLD XVTH CENTURY RESIDENCE** of considerable historic interest. The House occupies a fine situation high up with good views, and has many interesting features, particularly beautiful mullioned windows with a fair proportion of the original glass.

As at present arranged the accommodation includes hall, dining and drawing rooms, five bedrooms, bathroom and offices, but at a very moderate expense the magnificent great hall of the XVth Century with wide carved stone fireplace, could be converted to dining hall with three bedrooms and bathroom over, thus giving eight bed and dressing rooms.

The land (which could easily be let off if not required) comprises just over

100 ACRES

of practically all rich grass sloping to the river which provides fishing.

Farmbuildings and modern cottage.

PRICE FOR WHOLE PROPERTY, £6,000.

Or the House would be Sold with a smaller area of land.

Apply JAMES STYLES & WHITLOCK, 44, St. James' Place, London, S.W. 1. (L 2194.)

SURREY

WITHIN 20 MILES OF TOWN.

A **GENUINE OLD TUDOR HOUSE**, with a few acres only, or up to 280 ACRES.

The most interesting old House has been carefully restored, and is in excellent order throughout; full of old oak beams, oak panelling, etc.; nine bedrooms, three reception rooms, two bathrooms and ample domestic offices.

Company's water laid on.

SMALL WELL LAID-OUT GARDENS.

Fine range of model farmbuildings for pedigree stock. GARAGE, ETC.

The whole Property extends to nearly 280 acres and forms a first-rate stock farm suitable for a gentleman's occupation.

The House and grounds would be Sold separately with any area of land that might be required.

VERY MODERATE PRICE.

Apply JAMES STYLES & WHITLOCK, 44, St. James' Place, London, S.W. 1. (L 3250.)

NEAR

CIRENCESTER AND CRICKLADE

A **VERY CHARMING RESIDENTIAL PROPERTY**, comprising the old-fashioned stone-built Residence, completely renovated in recent years and containing a beautiful old hall, three reception rooms, twelve bed and dressing rooms, and three bathrooms; every convenience installed including electric light and main water supply; first-rate hunting stables for eight horses with two cottages.

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with GRASS AND HARD TENNIS COURTS

AND RICH PASTURELAND;

in all about

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Or the Residence would be Sold with the grounds only.

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500ft. up, views over Forest, North and South Downs.

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Stabling. Garage. Cottages.

CHOICE GARDENS with fine cypress hedges, tennis and croquet lawns, walled kitchen garden, flower gardens, orchard and paddocks; in all about

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TOWARDS THE SUFFOLK BORDERS.

Pretty part of the county.

ATTRACTIVE PRE-WAR BRICK-BUILT BUNGALOW; hall, two reception, four bedrooms, bathroom and offices; Co.'s water, gas available.

CHARMING GARDENS, lawns, orchard, kitchen garden, paddock, and cottage (latter used as a poultry farm with various poultry houses, etc.); in all nearly

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£2,200 FOR WHOLE, or £1,600 FOR THE HOUSE AND GARDENS.

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90 ACRES.

£6,000.

MODERN ELIZABETHAN STYLE RESIDENCE, in good order, and containing entrance hall, three reception, fourteen bed and dressing rooms, two bathrooms; gas, good water supply.

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WELL-TIMBERED GARDENS AND GROUNDS, tennis lawn, kitchen garden and orchard, nearly THREE ACRES.

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HUNTING.

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PICTURESQUE RESIDENCE, with exquisite views, convenient to two stations and about six miles from Bath Spa; lounge hall, four reception, eight bedrooms, two bathrooms, good offices; modern drainage, central heating, gas and water, telephone; garage, cottage, outbuildings. Delightful old ENGLISH GARDENS, artistically disposed tennis and other lawns, rockery, kitchen and fruit gardens, paddock; in all about

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Convenient for station, within easy reach of several first-class golf links.

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CHARMING HOUSE, exceptionally well equipped.
Lounge hall, billiard room, four reception, complete
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GARAGES. STABLING. COTTAGES AND LODGE.

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xix.

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The House has accommodation of five reception rooms with magnificent original carved doors, fireplaces and panelling, seventeen bed and dressing rooms similarly appointed, two bathrooms; all modern conveniences, such as electric light, modern drainage, central heating, etc.

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RENT, £350 PER ANNUM

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4, BLOOMSBURY SQUARE, LONDON, W.C. 1.
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BERKS (situate in the charming Windsor Forest district; four miles from Windsor Castle and Ascot Race Course).—Detached Freehold RESIDENCE, containing three reception rooms, nine bedrooms, servants' sitting room, and usual domestic offices; telephone, gas and Co.'s water; stabling and brick-built cottage (which could be converted into a garage); large lawn, two tennis courts, kitchen garden, and two meadows; in all

ABOUT EIGHT ACRES.

PRICE £3,500. (Folio 503.)

GERRARDS CROSS, BUCKS.—Well-built detached HOUSE, in an elevated and healthy position, close to Chalfont Park Golf Links, containing two reception rooms, five bedrooms, bathroom.

Central heating. Electric light, gas and Co.'s water. Telephone.

Good space available for garage; exceptionally well laid-out garden of about ONE-THIRD OF AN ACRE.

PRICE £3,000.

For further particulars apply as above. (Folio 1124.)

Telephones:
Regent 6773 and 6774.

F. L. MERCER & CO.

7, SACKVILLE STREET, PICCADILLY, W.1.
ESTABLISHED NEARLY HALF A CENTURY.

Telegrams:
"Merceral, London."



JUST AVAILABLE. ABSOLUTELY UNIQUE.
KENT. HIGH UP
35 MINUTES CITY AND WEST END.

A SPECIAL BARGAIN, perfectly secluded position, good views and a rural environment; three reception rooms, seven bed and dressing rooms with fitted lavatory basins, bathroom, and excellent domestic offices.

COMPANY'S LIGHTING. MAIN WATER. TELEPHONE. Garage. Small farmery. Pretty entrance lodge. EXQUISITELY PRETTY AND WELL-TIMBERED GROUNDS; orchard and large paddock.

SEVEN ACRES. £3,500.

F. L. MERCER & Co., 7, Sackville Street, W.1.
Regent 6773.

ENTIRELY SELF-SUPPORTING

SMALL RESIDENTIAL FRUIT FARM,

NEAR MAIDSTONE, KENT.

QUAINT ELIZABETHAN RESIDENCE,
full of interest, containing three reception, five bed, bath,
etc.

MAIN WATER. LIGHTING.

MODERN DRAINAGE.

PRETTY GARDENS.

GARAGE. FARMERY.

SIX ACRES FULL BEARING ORCHARDS.

FREEHOLD, £2,650.

OR NEAR OFFER. MUST BE SOLD.

F. L. MERCER & Co., 7, Sackville Street, W.1.
Regent 6773.



SURREY

A PERFECT TUDOR GEM.
WITHIN 35 MINUTES OF LONDON.
DELIGHTFUL COUNTRY. NEAR FAMOUS GOLF
COURSE.

Lounge hall, two good reception rooms, four bedrooms
and attics, large kitchen.
FINE OLD BEAMED CEILINGS, OAK FLOORS, ETC.
Charming matured gardens, tennis lawn, fish pond;
rich pasture, affording complete seclusion.

26½ ACRES.

FREEHOLD, ONLY £2,750.

The whole in perfect condition.

F. L. MERCER & Co., 7, Sackville Street, W.1.

ESTATE
AGENTS.

HARRIE STACEY & SON

REDHILL, REIGATE AND WALTON HEATH, SURREY

AUCTIONEERS.
Phone: Redhill 631
(3 lines).

AUCTION, WEDNESDAY NEXT (25th).

REDHILL, SURREY

Away from motor traffic; on sandy soil; only a few
minutes' walk from station and shops; glorious views
of Gatton Woods.

THIS substantially built compact Freehold Detached
RESIDENCE, all in splendid order and up to date,
known as

"LADBROKE HOUSE."

Carriage sweep; six bed, two good bath and three recep-
tion rooms.

BRICK GARAGE AND STABLING.

Delightful old grounds of

ONE ACRE.

CO.'S ELECTRIC LIGHT AND GAS.

SEPARATE WATER HEATER.

TELEPHONE.

Solicitor, Dr. HOOPER, Redhill.

HARRIE STACEY & SON will SELL the
above by AUCTION, at The Mart, 155, Queen
Victoria Street, E.C., on Wednesday, October 28th, 1925,
at 1 o'clock.

Particulars as above.



BERRYMAN & GILKES

2, HANS ROAD, BROMPTON ROAD, S.W. 3.
(Tel.: Sloane 2141 and 2142.)



IN PRETTY COUNTRY near Leatherhead and
Dorking, one mile station, approached by private
road.—This ATTRACTIVE RESIDENCE contains three
reception, six bedrooms, bathroom, maids' room and
usual offices; Company's water and gas; pretty gardens
and lawn of ONE-AND-A-QUARTER ACRES.

PRICE £3,500. FREEHOLD.

Further particulars of BERRYMAN & GILKES, as above.

BRUTON, KNOWLES & CO.

ESTATE AGENTS.
SURVEYORS AND AUCTIONEERS.
ALBION CHAMBERS, KING STREET,
Gloucester.
Telegrams: "Brutons, Gloucester."
Telephone: No. 967 (two lines).

NEAR CHELTENHAM.—For SALE, an old-
fashioned FARMHOUSE in excellent repair, con-
taining two reception rooms, four bedrooms, two attics,
bath and usual offices; gas, modern drainage; good garden;
garage and outbuildings; pasture and pasture orcharding;
in all about nine-and-a-half acres. Vacant possession. Price
£2,500.—Full particulars of BRUTON, KNOWLES & Co., Estate
Agents, Gloucester. (D 64.)

IN THE V.W.H. HUNT.—For SALE, a substantially
built RESIDENCE, about 400ft. above sea level, on a
limestone soil, containing three reception rooms, ten bed and
dressing rooms, bath and usual offices; stabling, cottage;
nearly two acres; near polo and golf. Vacant possession.
Price £3,000.—Full particulars of BRUTON, KNOWLES & Co.,
Estate Agents, Gloucester. (T 38.)



SURREY (near Farnham).—This charming Tudor
style COTTAGE, stone built with stone roof, built
regardless of cost; fine approach with magnificent gates;
six rooms, larder, etc.; Company's water, electric light, gas
available; over four acres lovely inexpensive grounds. A
little Property seldom met with. Price £2,500, Freehold.
Vacant possession.—STEWART, 70, Fenchurch Street, E.C. 3.

ROGERS, CHAPMAN & THOMAS
AUCTIONEERS, ESTATE, AND LAND AGENTS,
67, BRUTON STREET, W.1. Phone: May. 2454 (2 lines).
Also Westminster, Kensington, and Westgate-on-Sea, Kent.

SURREY.



WELL-BUILT RESIDENCE, about one mile
from station, with excellent service to Waterloo,
and close to well-known golf links; six principal bed-
rooms, four servants' bedrooms, bathroom, three recep-
tion, usual offices; electric light and gas, main water and
drainage; garage and stabling with two rooms over;
good garden about half-an-acre.

FREEHOLD. £3,500.

KENT COAST (TEN MINUTES WHITSTABLE
STATION).—CHARMING FREEHOLD RESIDEN-
TIAL PROPERTY. Six bed and dressing rooms, bathroom,
three reception; Co.'s water, gas and electric light, main
drainage, telephone; garage, coach-house and other buildings;
lovingly laid-out old timbered grounds, with tennis court,
large vegetable gardens, etc., with valuable road frontage
of 248ft.; in all about two acres. THE OLD VICARAGE,
WHITSTABLE. AUCTION, with possession, October 29th.
—FEERING & COLYER, 2, King Street, St. James's, S.W. 1,
and Ashford, Kent.

RUMSEY & RUMSEY

BOURNEMOUTH (SEVEN OFFICES).

NEW FOREST.

EXCEPTIONAL OPPORTUNITY.

CHARMING HALF-TIMBERED COUNTRY
RESIDENCE, situated in the heart of an OLD-
WORLD VILLAGE; hall, two reception, four bed
and dressing, bathroom, compact offices; garage and
stabling; delightful pleasure grounds, tennis court,
paddock, orchard and kitchen garden; in all about
THREE-AND-A-HALF ACRES.

PRICE £1,600 FOR A QUICK SALE.
(Folio c 362.)

SOUTH HANTS.

FAVOURITE RESIDENTIAL NEIGHBOURHOOD.
Within easy reach of Bournemouth and Southampton.

ATTRACTIVE WELL-BUILT RESIDENCE,
occupying a high situation in a very pretty district;

Hall, three reception, six bed and dressing,
bathroom, offices.

All modern conveniences. Garage. Tennis court.

HALF AN ACRE.

PRICE £2,500, FREEHOLD.

(Folio c 350.)

LEIGH-ON-SEA (50 minutes from London, on the
top of the cliffs, unequalled position, glorious sea
views).—Detached Freehold RESIDENCE, containing six
bedrooms, bathroom, two reception, conservatory, usual
domestic offices, two w.c.'s; garage; including linos as
laid, gas fires, anthracite stove, Sentry hot-water boiler,
Ewart's geyser, blinds, electric fittings complete. The whole
in perfect and practically new condition. Owner going
abroad. Vacant possession. Price £3,500.—Further par-
ticulars and order to view from W. L. BULLIVANT, Auctioneer
and Estate Agent, Leigh-on-Sea.

BOURNEMOUTH:

JOHN FOX, F.A.I.
ERNEST FOX, F.S.I., F.A.I.
WILLIAM FOX, F.S.I., F.A.I.

FOX & SONS

LAND AGENTS, BOURNEMOUTH.

SOUTHAMPTON:
ANTHONY B. FOX, F.A.S.I.
Telegrams:
"Homefinder," Bournemouth.

IN THE MOST BEAUTIFUL PART OF CORNWALL



Within one-and-a-half miles of good county town, and stations of the G.W. Ry. and Southern Ry. ONE MILE FROM THE ROYAL CORNWALL GOLF LINKS.

TO BE SOLD, this charming Freehold RESIDENTIAL ESTATE with picturesque stone-built Residence standing 400ft. above sea level and commanding very extensive hill and vale views. Eight bed and dressing rooms, two bathrooms, three reception rooms, lounge hall, good domestic offices; company's water; garage, stabling, outbuildings, home farm, five cottages.

BEAUTIFUL GARDENS and GROUNDS, including shrubberies and plantations, lawns, herbaceous borders, excellent kitchen and fruit gardens, valuable pasture and arable lands; the whole extending to over

200 ACRES.

Price and full particulars of Fox & Sons, Land Agents, Bournemouth.



NEW FOREST.

About one mile from Brockenhurst Village with Station on the main line of the Southern Ry.

TO BE SOLD, the substantially built and well-appointed Freehold RESIDENCE, occupying a magnificent position and commanding charming views; nine bed and dressing rooms, three bathrooms, two reception rooms, loggia, lounge hall, conveniently arranged for two cars with large room over. The area of the whole is about FOUR ACRES and this includes well-stocked kitchen garden, paddock, etc. Vacant possession on completion.

PRICE £6,000, FREEHOLD.

Fox & Sons, Land Agents, Bournemouth.



IN THE CENTRE OF THE BLACKMORE VALE. Situate on the outskirts of a town, on high ground commanding very fine views.

THIS EXCEPTIONALLY ATTRACTIVE FREEHOLD RESIDENTIAL PROPERTY with comfortable stone built House containing twelve bedrooms, dressing room, two bathrooms, three reception rooms, entrance hall, servants' hall, kitchen and complete offices; Company's water, main drainage, gas laid on; stabling, coach-house, garage, cottage, cow-house.

THE CHARMING GARDENS AND GROUNDS comprise flower, fruit and kitchen gardens, tennis lawn, four very valuable paddocks, the whole comprising about 26½ ACRES.

PRICE £8,000 FREEHOLD.

Fox & Sons, Land Agents, Bournemouth.



BETWEEN MARGATE AND KINGSGATE.

Few minutes from the seashore.

TO BE SOLD, this charming Freehold artistic RESIDENCE, situated in a quiet secluded position, and containing the following accommodation, five bedrooms, bathroom (with h. and c. shower), three good reception rooms, large lounge hall; Company's gas, electric light, central heating, main drainage; beautiful gardens with lawns, flower beds, fruit and vegetable gardens; the whole comprising about

ONE ACRE.

PRICE £3,900, FREEHOLD.

Fox & Sons, Land Agents, Bournemouth.



MILFORD-ON-SEA, HANTS.

Few minutes walk from the sea front.

THE HIGHLY ATTRACTIVE AND COMFORTABLE FREEHOLD RESIDENCE, "Knockderry," possessing all modern conveniences and containing six bedrooms, bathroom, four reception rooms, entrance hall, kitchen and complete domestic offices; Company's gas, water and electric light, main drainage, telephone, garage, outbuildings; beautiful secluded and matured gardens, tennis and croquet lawns, productive and well-stocked kitchen garden; the whole covering an area of about ONE ACRE.

PRICE £3,500, FREEHOLD.

Fox & Sons, Land Agents, Bournemouth.



ON THE COTSWOLDS.

About 550ft. up. Three miles from Stroud.

TO BE SOLD, this interesting stone-built Georgian RESIDENCE, in excellent repair throughout and commanding magnificent views; twelve bedrooms, three bathrooms, four reception rooms, kitchen and complete offices; central heating, acetylene gas, telephone; entrance lodge, three cottages, stabling, garage, outbuildings. The grounds are picturesque and well-timbered and include tennis and croquet lawns, kitchen garden, coppices and grassland; the whole extending to about 41 ACRES.

GOLF. HUNTING.

PRICE £8,000, FREEHOLD.

Or would sell with less land if desired.—Fox & Sons, Land Agents, Bournemouth.



DORSET.

NEAR LULWORTH COVE.

TO BE SOLD, the above comfortable GEORGIAN RESIDENCE, situated in a choice position overlooking the hills and containing nine bedrooms, two bathrooms, three reception rooms, complete and roomy offices; petrol gas, central heating; garage for three cars, two cottages; delightful old gardens, including tennis lawn, sunk rose garden, orchard, kitchen garden, etc.; the whole comprising an area of about TWO-AND-A-HALF ACRES.

PRICE £5,000.

Fox & Sons, Land Agents, Bournemouth.



IN A DELIGHTFUL PART OF THE NEW FOREST.

Five miles from Ringwood, seven miles from Brockenhurst.

FOR SALE, the above delightful half-timbered small Freehold COUNTRY RESIDENCE, standing well back from the road in charming grounds. Four bedrooms, bathroom, two reception rooms, entrance hall, dairy, kitchen and offices. STABLING. GARAGE.

WELL-STOCKED FLOWER AND FRUIT GARDENS, tennis lawn, paddock; the whole comprising about

THREE ACRES.

REDUCED PRICE £1,600, FREEHOLD.

Fox & Sons, Land Agents, Bournemouth.



HIGHCLIFFE-ON-SEA, HANTS.

HEALTHY and BRACING DISTRICT. CLOSE TO SEA.

ATTRACTIVE FREEHOLD RESIDENTIAL PROPERTY, containing eight bedrooms, dressing room (with bath), bathroom, three reception rooms, excellent domestic offices; cottage, two garages. Matured PLEASURE GROUNDS AND GARDENS, tennis lawn, orchard, vineyard; Company's gas and water, efficient drainage system, telephone. Near to two golf courses, bathing; the whole covers an area of about FOUR ACRES. Vacant possession on completion of the purchase.

PRICE £6,500, FREEHOLD.

Illustrated particulars of Fox & Sons, Land Agents, Bournemouth.

SUITABLE FOR PRIVATE RESIDENCE, SCHOOL OR INSTITUTION.
CAMBERLEY, SURREY.



Fox & Sons, Land Agents, Bournemouth.

TO BE SOLD, this magnificent Freehold RESIDENCE, standing in park-like grounds of about

FIFTEEN ACRES,

and containing nineteen bed and dressing rooms, two bathrooms, four fine reception rooms and billiard room, entrance hall, complete domestic offices.

Stabling and cottage.

COACH-HOUSE. GARAGE.

Gardener's cottage.

The
CHARMING GARDENS
AND GROUNDS

include two large ornamental lakes, kitchen garden, vineyard, pleasure lawns, etc.

PRICE ONLY £6,000,
FREEHOLD.

FOX & SONS, BOURNEMOUTH (SEVEN OFFICES); AND SOUTHAMPTON.

Telephone: Grosvenor 1671

DIBBLIN & SMITH

106, MOUNT STREET, LONDON, W.1.

WEST SUSSEX (HANTS BORDERS)

MAGNIFICENT STONE-BUILT TUDOR HOUSE, DATING FROM 1590.



SAND AND GRAVEL SOIL. SOUTH-EAST ASPECT. UNDULATING WOODED COUNTRY.
 OAK PANELLING PARQUET FLOORS. CENTRAL hall, four reception, fifteen bed, three bath.
 ELECTRIC LIGHT. CENTRAL HEATING. GARAGE. COTTAGES. SMALL FARMERY.
 OLD-WORLD GARDENS OF GREAT CHARM. 170 ACRES. FREEHOLD.
 FOR SALE.—Sole Agents, DIBBLIN & SMITH, 106, Mount Street, London, W. 1.

FREEHOLD, £3,500.
OXFORDSHIRE



ONE MILE FROM PRETTY VILLAGE, south aspect, high up, sand soil. Seven bed, bath, three reception; garage, stabling, outbuildings; electric light, good water supply. CHARMING GARDENS AND Paddock, productive orchard; about

FIVE ACRES.

Agents, DIBBLIN & SMITH, as above.

FREEHOLD, £3,000.
SUSSEX



PRE-WAR LABOUR SAVING HOUSE, high up, with good views; lounge hall, eight bedrooms, three reception rooms, bathroom; electric light, good water supply; charming well-timbered gardens; two cottages, two garages, farmbuildings.

7 OR 30 ACRES.

Agents, DIBBLIN & SMITH, as above.

FREEHOLD, £5,500.
ADJOINING GOLF COURSE



MODERN TUDOR RESIDENCE, 40 minutes rail to Town; hall, eight bedrooms, three reception, two bathrooms; electric light, Company's water, gas, and drainage; large garage; picturesque gardens and grounds.

EASY DAILY REACH.

Agents, DIBBLIN & SMITH, as above.

BRACKETT & SONS

TUNBRIDGE WELLS, and 34, CRAVEN ST., CHARING CROSS, W.C.2.

NEAR THE ERIDGE PINE WOODS

(120ft. above sea level and overlooking magnificent panoramic views; 46 minutes from London).—A most attractive property perfectly appointed and in every way charming RESIDENTIAL PROPERTY, known as "BROADWATER COURT," Tunbridge Wells.



Including a Residence in almost perfect order throughout, some thousands of pounds having recently been spent upon it. Carriage drive and entrance lodge, handsome lounge hall, three reception rooms, billiard room, ten bedrooms, two bathrooms, dressing rooms, etc.; stabling, garage, man's dwelling; well-timbered grounds, gardens and meadowland; about 8A. 3A. 13P. in all.

BRACKETT & SONS will SELL the foregoing at the London Auction Mart, on Tuesday, October 27th, 1925, at 2.30 p.m., unless previously Sold Privately.—Particulars and conditions of Sale of the Vendors' Solicitors, Messrs. ADLER & PEROWNE, 46, London Wall, E.C.2, and of the Auctioneers, as above.

CRANBROOK DISTRICT.

Detached

BRICK AND TILED GEORGIAN HOUSE.



Lounge hall, three reception rooms, eight bedrooms, bathroom and ground-floor kitchen.

COMPANY'S WATER. ELECTRIC LIGHT AND TELEPHONE. GARAGE AND STABLING.

Grounds of about

EIGHTEEN ACRES,

including pleasure garden, tennis court, orchard and meadowland.

PRICE £5,500, FREEHOLD.

(Folio 32,058.)

WHATLEY, HILL & CO.AGENTS FOR COUNTRY HOUSES AND ESTATES
24, RYDER STREET, ST. JAMES'S, S.W.1.

SUSSEX (near Brighton).—Charming small modern HOUSE, built in traditional Sussex farmhouse style; six or nine bedrooms, three reception rooms, three bathrooms, servants' sitting room, large playroom, excellent offices; garage for two cars, dairy and excellent farm-buildings; every conceivable modern convenience; in all FIFTEEN-AND-A-HALF ACRES. Low price for early SALE. Well known to the agents and recommended by them as a first-class small House which can be run with a small staff. Price and further details on application.

SOMERSET.—Old GEORGIAN COUNTRY HOUSE containing three sitting rooms, nine bed and dressing rooms, bathroom; electric light; garage, stabling, cottage; good garden, orchard, meadow about SIX-AND-THREE-QUARTER ACRES. £5,500, or House and grounds £3,500. (Folio 8732.)

HANTS.—Charming old GEORGIAN COUNTRY HOUSE, in good repair, near Winchester. Gravel soil; four sitting rooms, ten bed and dressing rooms, three bathrooms, two staircases; telephone, Company's water and gas, central heating, constant hot water system; stabling, garage, cottage; delightful garden, walled kitchen garden and meadow; in all NINE ACRES. Very moderate price for quick SALE. (Folio 8751.)

OXFORDSHIRE.—For SALE, charming COUNTRY HOUSE, 300ft. above sea level, south aspect; hunting with three packs. Three sitting rooms, ten bed and dressing rooms, two bathrooms; electric light, main water, telephone; good stabling, garage, cottage; about THREE-AND-A-HALF ACRES. Freehold, £4,250.

SURREY.—For SALE or LET. Unfurnished, XVIII CENTURY COTTAGE-STYLE RESIDENCE, one-and-a-half miles from station; good golf. Three sitting rooms, servants' hall, seven bedrooms, bathroom; electric light, modern drainage; cottage; pretty garden, tennis lawn, small orchard, about one acre. FREEHOLD, £3,500; less without the cottage. Rent £160.

Messrs. WHATLEY, HILL & Co., 24, Ryder Street, St. James's, S.W. 1.

Telephone: Regent 7500.
 Telegrams:
 "Selaniet, Piccy, London."

HAMPTON & SONS

(For continuation of advertisements see pages vi., viii., xxv. and xxvi.)

Branches: { Wimbledon 'Phone 80
 Hampstead 'Phone 2727

PROBABLY THE MOST DELIGHTFUL PLACE OF ITS KIND IN THE

NEW FOREST

ENJOYING A UNIQUE POSITION ENTIRELY SURROUNDED BY THE FOREST AT ONE OF ITS MOST BEAUTIFUL AND UNFREQUENTED POINTS AND ONLY A MILE FROM

BEAULIEU AND THE BEAULIEU RIVER

AFFORDING THE MOST DELIGHTFUL AND INTERESTING SURROUNDINGS AND
 IDEAL CONDITIONS FOR YACHTING AND FISHING



THE HOUSE FROM THE WEST.

THE INTERIOR IS EXTRAORDINARILY WELL PLANNED. EVERY ROOM HAS A CHARMING VIEW, AND THE BEST APARTMENTS ARE NOTABLY SPACIOUS, LIGHT AND ARTISTIC.

Briefly, the accommodation includes

VERY DELIGHTFUL SITTING ROOM HALL,
 SPACIOUS AND BEAUTIFULLY LIGHTED DRAWING ROOM,
 A PERFECT DINING ROOM,
 MORNING AND SMOKING ROOMS.

All these apartments have handsome open fireplaces.

NINETEEN BEDROOMS. THREE BATHROOMS (one shower and spray).

Highly complete offices, lacking in no essential.

CENTRAL HEATING ON THOROUGH LINES. TELEPHONE.

ELECTRIC LIGHT (and pumping), by means of the latest and most up-to-date economic plant.

THERE ARE TWO VERY FINE GARAGES (EACH HOLDING TWO LARGE CARS), STABLING FOR TWO HORSES, ALL REQUISITE OUTSIDE OFFICES AND BUILDINGS, AND A FIRST-CLASS COTTAGE.



VIEW ACROSS THE LAKE.

THE WHOLE PLACE HAS BEEN PERFECTLY MAINTAINED AND THE HOUSE PLANNED TO ENSURE INEXPENSIVE RUNNING.

INSPECTED AND HIGHLY RECOMMENDED.

Apply,
 HAMPTON & SONS, Estate Agents, 20, St. James' Square, S.W. 1. (H 32,074.)

Offices: 20, ST. JAMES' SQUARE, S.W.1.

TO BE SOLD.

THIS SPACIOUS AND BEAUTIFUL MODERN RESIDENCE,
 occupying an exquisite situation with a wonderful outlook over Forest and woodlands.

THE EXTREMELY PICTURESQUE HOUSE
 is of pre-war construction, very admirably planned, and built of matured red brick with tiled roof toned down to perfection.

It is approached by a drive from a strictly private road in a
 POSITION UNMATCHABLE IN THE WHOLE OF THE FOREST AND THE
 BEAULIEU RIVER DISTRICT.



PART OF THE TERRACE.

THE WHOLE PROPERTY COVERS OVER

SEVENTEEN ACRES

including EXQUISITE GARDENS AND GROUNDS (contrived with great skill from virgin forest lands), and it is secluded and protected on every side by fine forest timber.

DOUBLE TENNIS LAWN. LOVELY ROSE WALK. LAWN GOLF.

LARGE KITCHEN GARDEN.

SMALL LAKE IN IDYLIC POSITION.

THE HOUSE IS PLACED IN A SETTING OF GREAT BEAUTY,
 ornamented by an abundance of the rarest of shrubs, thousands of rhododendrons and
 numberless ornamental trees which are a feature all the year round.

Telephone: Regent 7500.
Telegrams: "Hampton & Sons"
"Hampton & Sons, London."

HAMPTON & SONS

(For continuation of advertisements see pages vi., viii., xxiv. and xxvi.)

Branches: { Wimbledon
"Phone 80
Hampstead
"Phone 2727

BETWEEN WARE AND BISHOP'S STORTFORD

IN A PRETTY RURAL PART OF HERTFORDSHIRE.

FOR SALE, a most attractive RESIDENTIAL PROPERTY OF 70 ACRES, comprising a medium-sized House, farmery, four cottages, etc. A nice carriage drive leads to the House, which contains:

SPACIOUS HALL WITH FIREPLACE.

Four reception rooms, including exceptionally fine drawing room.

BILLIARD ROOM,

TWELVE BED AND DRESSING ROOMS,
TWO BATHROOMS, ETC.

GOOD STABLING.

GARAGE FOR THREE CARS.

Laundry, cowstalls, cartshed and other useful buildings.

THE GARDENS ARE A GREAT FEATURE,

and include beautiful wide spreading lawns, tennis court, rockeries, pergolas, pretty walks, orchards, kitchen garden, useful glasshouses, lovely woodlands, etc.

The land is nearly all grass and slopes to a small river.

GRAVEL SOIL.

Inspected and recommended by

HAMPTON & SONS, 20, St. James' Square, S.W.1. (M. 6806.)



GLORIOUS NORTH DEVON

ONE MILE FROM LYNTON AND LYNMOUTH STATION, 200FT. ABOVE SEA AMONG THE STEEP WOODED COMBES, GLENS, AND HILL LANDS OF THIS FAMOUS BEAUTY SPOT.



TO BE SOLD, THE MAGNIFICENTLY SITUATED STONE-BUILT RESIDENCE,

GLEN LYN, LYNMOUTH

TOGETHER WITH 30 ACRES OF BEAUTIFUL GROUNDS AND LOVELY WOODS INTERSECTED BY THE WEST LYN RIVER.

THE HOUSE is set in a wooded glen directly facing the sea with a superb outlook, and contains twelve bedrooms, bathroom, two staircases, hall 26ft. by 19ft., three reception rooms, billiard room 33ft. by 19ft., cloakroom, servants' hall, ample offices.

ELECTRIC LIGHT.

COMPANY'S WATER.

TELEPHONE.

INDEPENDENT BOILER.

Stabling for four, coach-house and garage, and excellent cottage and lodge.

THE SURROUNDINGS AND OUTLOOK ARE UNIQUE.

THE WONDERFUL GARDENS are typical of the magnificent broken scenery of the district and have lawns for croquet and tennis, endless lovely walks, kitchen garden, orchard, etc.

SALMON AND TROUT FISHING IN THE WEST LYN RIVER FOR HALF-A-MILE.

The beauty of the glen through which the river flows is outstanding in a district noted for romantic scenery. Cascades and waterfalls ornament this delightful spot.

HUNTING WITH THE EXMOOR FOXHOUNDS AND THE DEVON STAGHOUNDS.

GOLF TWO MILES.

INSPECTED AND RECOMMENDED.—Apply to the Agents, HAMPTON & SONS, 20, St. James' Square, S.W.1. (C 25,250.)



AMID THE SUSSEX DOWNS.

NEAR ARUNDEL

THIS SPLENDIDLY FITTED AND EASILY WORKED STONE-BUILT TUDOR-STYLE RESIDENCE: ELECTRIC LIGHT, CENTRAL HEATING; EIGHT BATHS; RUNNING WATER IN PRINCIPAL BEDROOMS; hall, drawing room 27ft. by 17ft. 6in., panelled dining room 28ft. by 17ft. 6in., large library, fourteen bedrooms (of which six have fitted baths), two bathrooms, linen and airing cupboards, servants' hall, etc.

GARAGE.

TWO COTTAGES.

OUTBUILDINGS.

DELIGHTFUL GROUNDS.

Paved terrace, spreading lawns, kitchen garden, orchard and meadowland; in all about

FOURTEEN ACRES.

An opportunity to rent a thoroughly up-to-date House in a first-rate social and sporting district at a very reasonable rent and on a favourable lease.

Agents,

HAMPTON & SONS, 20, St. James' Square, S.W.1. (C 39,026.)

Offices: 20, ST. JAMES' SQUARE, S.W.1.

Telephone: Regent 7500.
Telegrams:
"Selanlet, Piccy, London."

HAMPTON & SONS

(For continuation of advertisements see pages vi., viii., xxiv. and xxv.)

Branches: (Wimbledon
Phone 80
Hampstead
Phone 272)



OWNER ORDERED ABROAD.

PINNER

Five minutes from Met. Station and Village.

TO LET, FURNISHED OR UNFURNISHED.

CHARMING MODERN RESIDENCE, standing high, in grounds of nearly **FOUR ACRES**; oak panelled lounge hall, Adam drawing room, Jacobean style panelled dining room, panelled library, seven or eight bedrooms (all on one floor), two excellent bathrooms, and one servants' ditto, servants' sitting room or bedroom.

COMPANY'S WATER. ELECTRIC LIGHT. MAIN DRAINAGE. INDEPENDENT HOT WATER SUPPLY. TELEPHONE.

Large garage, rooms over, and cottage.

WELL-TIMBERED GROUNDS, two tennis lawns, well-stocked kitchen garden, orchard and wild garden; convenient for Sandy Lodge and other golf courses. Strongly recommended by
HAMPTON & SONS, 20, St. James' Square, S.W. 1.



CLOSE TO WIMBLEDON

TO BE LET ON LEASE.

A FINE WISTARIA-CLAD GEORGIAN RESIDENCE, charmingly situated on high ground, with south aspect, commanding extensive views in every direction, approached by avenue drive with lodge entrance.

Marble-paved hall, four reception, eleven bed and dressing rooms, two bathrooms, ground floor offices.

ELECTRIC LIGHT. EXCELLENT DECORATIVE REPAIR. STABLING, GARAGES, RANGE OF GLASS, FARMERY, TWO COTTAGES. RICHLY TIMBERED PARK OF

184 ACRES.

Or would be LET with less land.—Full particulars of the Sole Agents,
HAMPTON & SONS, High Street, Wimbledon Common, or 20, St. James' Square, S.W.1.



GUILDFORD

Under four miles from the station.

IN THE MIDST OF REALLY BEAUTIFUL COUNTRY.

DELIGHTFUL COUNTRY RESIDENCE in Jacobean style, thoroughly up to date, with every modern comfort. Hall, billiard, three spacious reception rooms, eight bed and dressing rooms, two baths.

COMPANY'S WATER. ELECTRIC LIGHT. TELEPHONE.

GARAGE AND COTTAGE.

PARK-LIKE PLEASURE GROUNDS, stone-flagged terrace, kitchen and flower gardens, lawns, fine old forest trees, pastureland, etc.

Sole Agents,
HAMPTON & SONS, 20, St. James' Square, S.W. 1. (S. 20,156.)



SUFFOLK

One-and-a-half from Welnetnam, two-and-a-half from Thurston, and four-and-a-half from Bury St. Edmunds Stations, and within easy reach of Golf and Hunting.

"ROUGHAM HOUSE,"

NEAR BURY ST. EDMUNDS.

A COMPACT FREEHOLD PROPERTY in choice position 250ft. up, comprising old-fashioned House approached by drive, and containing eight bedrooms, two attics, three bathrooms, two staircases, lounge hall, four charming reception rooms and convenient offices; good repair.

CENTRAL HEATING. ELECTRIC LIGHT.

OLD OAK BEAMS AND FLOORS.

Stabling, garage, small farmery, glasshouses; pretty gardens, orchard and grassland; in all nearly

SIXTEEN ACRES.

WITH VACANT POSSESSION.

To be SOLD by AUCTION, at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1, on Tuesday, November 10th, at 2.30 p.m. (unless previously sold). Solicitors, Messrs. GLOVER, HUMPHREYS & BOYES, 4, King's Bench Walk, Temple, E.C. 4. Particulars from the Auctioneers,
HAMPTON & SONS, 20, St. James' Square, S.W. 1.



GENUINE QUEEN ANNE HOUSE
ADJOINING

AN OLD WILTSHIRE TOWN

TO BE SOLD, delightful example of a small Queen Anne HOUSE, with panelling and other features; 400ft. above sea (a typical old-world place, associated with many old market towns of England), with forecourt, iron gates, interesting old staircase, hall, three reception rooms, servants' hall and offices, eight bedrooms, bathroom.

INDEPENDENT HOT WATER, GAS, MAIN DRAINAGE, ETC.

ELECTRIC LIGHT IN PROSPECT. GARAGE BUILDING.

HALF-AN-ACRE OF OLD-WORLD SECLUDED GARDEN.

QUITE A PLACE OF CHARACTER.

Apply
HAMPTON & SONS, 20, St. James' Square, S.W. 1. (H 39,964.)



UNIQUE OPPORTUNITY.

WALTON HEATH GOLF COURSE

A MODERN AND ARTISTIC RESIDENCE adjoining the club house.

One-and-a-half miles station.

Central heating.

550ft. up.

Electric light.

Containing nine bed and dressing rooms, three baths, two staircases, lounge hall, three reception rooms; squash racquet court; billiard room, loggia and offices; garage, chauffeur's rooms; very pretty gardens with *en tout cas* tennis court; in all about **TWO ACRES.**

PRICE £6,750, FREEHOLD.

HAMPTON & SONS, 20, St. James' Square, S.W. 1.

Offices: 20, ST. JAMES' SQUARE, S.W. 1.

3, MOUNT STREET,
LONDON, W.1.

RALPH PAY & TAYLOR

Telephones :
Grosvenor 1032 & 1033.



ELIZABETHAN GEM.
SUFFOLK

THE HOUSE contains a wealth of old oak together with the original fireplaces; large dining hall, two other reception rooms, six bedrooms and bathroom; together with nearly

TWELVE ACRES.

FREEHOLD FOR SALE AT A LOW FIGURE.

Full particulars of the Owner's Agents, RALPH PAY & TAYLOR, 3, Mount Street, W. 1.

SUSSEX BEAUTY SPOT

450FT. ABOVE SEA IN BALCOMBE FOREST.

PRETTY RESIDENCE for SALE, Freehold; lounge hall, three reception, eight bedrooms and bathroom; electric light, Company's water, telephone; garage and stabling.

DELIGHTFUL GROUNDS WITH TENNIS LAWN,
in all about

SIX ACRES.

Hunting, shooting, and two golf courses in the neighbourhood.

Full particulars of the Owner's Agents, RALPH PAY & TAYLOR, 3, Mount Street, W. 1.



RALPH PAY & TAYLOR, 3, MOUNT STREET, GROSVENOR SQUARE, W.1.

FOR SCHOOL OR INSTITUTION.

SUSSEX

350FT. ABOVE SEA AND COMMANDING FINE VIEWS.



THIS EXCEPTIONAL STONE-BUILT MODERN TUDOR RESIDENCE.

One mile from sea and three-and-a-half miles from a town and station. Contains 21 excellent bed and dressing rooms, five bathrooms, lounge hall, five reception rooms, billiard room and spacious offices.

ELECTRIC LIGHT. CENTRAL HEATING. SPLENDID WATER SUPPLY.
TELEPHONE. MODERN DRAINAGE AND APPOINTMENTS. ALL IN FINE ORDER.

CHARMING GROUNDS.

SHELTERED FROM PREVAILING WINDS. STABLING, GARAGE, ETC.
TO BE SOLD WITH 100 ACRES.

PRICE £16,500.

OR WHOLE ESTATE OF 400 ACRES, OR LESS, CAN BE PURCHASED.

Illustrated particulars of Messrs. JOHN D. WOOD & Co., 6, Mount Street, London, W. 1. (3773.)

WM. WOOD, SON & GARDNER

LAND AGENTS, AUCTIONEERS, SURVEYORS AND VALUERS, CRAWLEY, SUSSEX

A VERY LOW RESERVE TO EFFECT A SALE.

HORLEY, SURREY

40 MINUTES FROM LONDON BRIDGE OR VICTORIA, in good sporting neighbourhood.



The well-appointed FREEHOLD RESIDENCE AND AGRICULTURAL PROPERTY, known as "HAROLDSELE."

situate about half-a-mile from Horley, main line station, with excellent train service, covering an area of about 319 ACRES.

divided into eleven Lots, including the extremely picturesque gabled COUNTRY RESIDENCE, containing thirteen bedrooms, three reception rooms with oak-parquet floors, fine billiard room with block floor, conservatory, three bathrooms, etc.; electric light, Co.'s water, thoroughly up-to-date drainage system recently remodelled; two cottages, double garage, stables; DELIGHTFUL WELL-MATURED GROUNDS with wide-sweeping lawns, rose garden, waterfall, etc.; well-equipped farmbuildings and about 115 acres. TWO

VALUABLE FARMS of 43 and 87 acres, with Farmhouses and ample buildings; an ATTRACTIVE SMALL HOLDING with cottage and sixteen acres; several valuable enclosures of Freehold building and accommodation land with frontages to good roads. Good mixed shooting; hunting in district; golf and racecourses close by.

POSSESSION ON COMPLETION. Which Messrs.

WM. WOOD, SON & GARDNER are instructed to SELL by AUCTION (unless previously disposed of privately), at the London Auction Mart, 155, Queen Victoria Street, E.C., on Friday, October 30th, 1925, at 2.30 o'clock in the afternoon.—Full particulars, plans and conditions of Sale may be obtained from Messrs. GODDEN, HOLME & WARD, Solicitors, 34, Old Jewry, E.C. 2; or of Messrs. WM. WOOD, SON & GARDNER, Auctioneers, Crawley, Sussex. Tel. 2 Crawley.



WALTON, near FELIXSTOWE, SUFFOLK.

A CHARMING OLD-FASHIONED SMALL RESIDENCE, known as "PEEWIT COTTAGE," in a sheltered position with south aspect and views over Harwich Harbour and the sea; three reception, five bedrooms, oak-beamed ceiling; all modern conveniences; good garden. For SALE by AUCTION, at Ipswich, on October 29th, 1925.—Auctioneers, GARROD, TURNER & SON, 1, Old Butter Market, Ipswich.

FLAT.—Best part Surrey, main London road; 'bus route to everywhere, non-stop trains Guildford; seven rooms, modern bathroom, etc.; garage; separate inclusive entrance; ground floor casement doors; spacious lawn, flowers, etc. Rent, £150, includes rates, repairs, part service of gardener, electric light; carriage drive; high; sand soil; sun all day; genteel village. Golf, church, P.O.; tradesmen; on view.—OWNER, Runfold Lodge, near Farnham. Also top floor, £100 year.

SUSSEX (the pretty village of Mayfield, 415ft. above sea-level, with glorious views, five minutes from station, nine miles from Tunbridge Wells, 20 miles from the coast).—For SALE, delightful RESIDENCE, with excellent garage; well-stocked gardens and grounds four acres in extent. The House contains twelve bedrooms, bathroom, reception rooms, etc.; electric light from own installation, gas, Company's and well water, telephone. Price, Freehold, £8,000. A pretty villa and two cottages (possession of the whole of which can be given except of one cottage) can be added for further £1,500.—Full particulars from personal inspection of DUNN, SOMAN & COVERDALE, Surveyors, 36 and 37, Great St. Helens, London, E.C. 3, where plan and photos can be inspected.

WITH 35 ACRES.

NEAR TAUNTON.—Medium-sized COUNTRY RESIDENCE on hills (altitude 800ft.), in pretty grounds; tennis and other lawns, garden; outbuildings, cottage; grassland, charming woodlands and lakes; acetylene gas lighting, water from private reservoir. To be SOLD by AUCTION at Taunton, on October 31st.—Particulars of W. J. Villar & Co., Auctioneers, Taunton.

IDEAL MODERN POULTRY FARM (finest equipped in the Midlands; situate one-and-a-half miles from City of Stoke-upon-Trent, having eight markets within ten miles).—Five acres of Freehold land (or thereabouts) on southern slope, the Residence containing entrance hall, two reception rooms, three bedrooms, bathroom, w.c., kitchen and scullery, verandah facing south; fitted with electric light and telephone. The poultry farm with four 40ft. by 15ft. laying houses and one 30ft. by 10ft. ditto, and breeding pens on the dual run system having brooder capacity for 2,300 chicks. Incubator Mammoth, 900. Incubator house, meal house, garage and store shed, dog kennels. Deleo electric light plant fitted to all houses. Stock including prize-winning and laying strain of White Leghorns (Frank Snowden), Rhode Island Red, Black La Bresse (imported), Chinchilla and blue Bevers rabbits. Morris Cowley car, 1925. Also retail shop on lease in city with established connection for eggs, poultry and corn.—Apply LOUIS TAYLOR & SONS, Auctioneers, Hanley and Stoke.

ON THE COTSWOLDS.

LOWER GUITING (Glos.); one-and-a-half miles from station, twelve from Cheltenham).—Attractive Freehold RESIDENCE: Three reception rooms, seven bedrooms, excellent domestic offices; well laid-out garden, 100 acres of first-class arable and pasture land, four cottages and two old cottages, for SALE by AUCTION, at the Lamb Hotel, Cheltenham, on Thursday, October 29th, 1925, at 3.30 o'clock precisely.—Particulars of the Auctioneer, JOHN A. BLOSS, or of the Solicitor, E. W. KENDALL, Esq., both of Bourton-on-the-Water, Glos.

'Phones :
Gros. 1267 (3 lines.)

CONSTABLE & MAUDE

HEAD OFFICE: 2, MOUNT STREET, LONDON, W.1

Branches :
CASTLE STREET, SHREWSBURY.
THE QUADRANT, HENDON
THE SQUARE, STOW-ON-THE-WOLD.



SALE ON WEDNESDAY NEXT.

SURREY AND SUSSEX BORDERS

GENTLEMAN'S IDEAL PLEASURE FARM,

In a lovely unspoiled district, high up, with good views, and a short drive from main line station.

FASCINATING OLD-WORLD RESIDENCE,

CHARMANS, BROADBRIDGE HEATH, HORSHAM.

approached by long drive, facing south, and containing ten to twelve bed and dressing rooms, two bathrooms, magnificent oak drawing room, and three other reception rooms, modern offices; electric light, 'phone, capital water supply; ample model farmbuildings, suitable for pedigree stock; cottage, garage, etc.

EXQUISITE BUT INEXPENSIVE GARDENS,
hard tennis court, kitchen garden, and pastureland extending to about
118 ACRES.

CONSTABLE & MAUDE have been instructed to offer the above by AUCTION, at the Mart, 155, Queen Victoria Street, E.C. 4, on Wednesday, October 28th (unless previously disposed of Privately).—Illustrated particulars of the Solicitors, Messrs. COTCHING and SONS, London Road, Horsham, and of the Auctioneers, Messrs. KING & CHASEMORE, Horsham, and CONSTABLE & MAUDE, 2, Mount Street, W. 1, as above.

SALE ON WEDNESDAY NEXT.

HAMPSHIRE DOWNS

Three miles from Alton and ten from Basingstoke.

THE CHARMING FREEHOLD GEORGIAN RESIDENCE, known as
"FROYLE HOUSE."

Near ALTON,

approached by a drive, and containing outer and inner halls, billiard and four reception rooms, seventeen bed and dressing rooms, two bathrooms, and ample offices.
CAPITAL STABLING. TWO GARAGES FOR FOUR CARS. TWO COTTAGES.
BEAUTIFUL MATURED GARDENS AND GROUNDS, including fine old lawns, paddock, walled kitchen and fruit gardens, small orchard; in all about

TEN ACRES.

FISHING.

SHOOTING.

HUNTING.

MESSRS. CONSTABLE & MAUDE have been instructed to offer the above Property for SALE by AUCTION, at the London Auction Mart, 155, Queen Victoria Street, E.C. 4, on Wednesday, October 28th, 1925, at 2.30 p.m. (unless Sold previously by Private Treaty).—Illustrated particulars of the Solicitors, Messrs. KEMPSON & WRIGHT, Solicitors, Farnham, Surrey; or from the Auctioneers, at their Offices, 2, Mount Street, W. 1, as above.

CONSTABLE & MAUDE, 2, MOUNT STREET, GROSVENOR SQUARE.

SUSSEX FARMHOUSE

WITH OLD OAK PANELLING.

FOR SALE.

standing on high ground,
close to a village, five miles from Hastings.

FIVE BEDROOMS,
THREE SITTING ROOMS, ETC.

FIVE ACRES LAND.

GOOD WATER SUPPLY FROM WELL.

IMMEDIATE POSSESSION.

Price and further particulars from ALFRED SAVILL & SONS, 51A, Lincoln's Inn Fields, W.C. 2.



SUSSEX.—Genuine old half-timbered COTTAGE, full of oak beams; two living, large scullery, two or three bedrooms; two acres; sandy sub-soil. Freehold, £875.—"A 7130," c/o COUNTRY LIFE Office, 20, Tavistock Street, Covent Garden, W.C. 2.

AYRSHIRE.

TEMPLETONBURN (centre of hunting areas; about 20 miles from GLASGOW; nearest town, Kilmarnock, where all fast London trains stop).—For SALE, by PUBLIC ROUP, within the Faculty Hall, 68, St. George's Place, Glasgow, at 2.30 on Wednesday, November 4th, 1925 (unless previously Sold privately), the above MANSION HOUSE, Policies, parks, etc.

UPSET PRICE REDUCED FROM £17,000 TO

£7,500.

A GREAT BARGAIN.

This attractive Property has all modern conveniences and is in perfect order. It contains six public rooms, fifteen bedrooms, including servants' accommodation, five bathrooms; electric light and central heating. There are up-to-date stables, garages, lodge and cottage; beautiful gardens, also men's accommodation; parks and grounds about 26 acres. Apply to THOMSON, DICKSON & SHAW, W.S., 1, Thistle Court, Edinburgh (phone 14 Central), or to WALKER, FRASER & STEELE, Estate Agents, 74, Bath Street, Glasgow.

MAISONNETTES TO LET.—All modern improvements; self-contained; 7 and 25, Palace Court, W. 1. First and second floor Maisonette: Two reception, three bed, kitchen and bath; constant hot water, electric light and power throughout. Rent £550, or offer, per annum, inclusive. Let on Lease. Third and fourth floor Maisonette: Two reception, four bed, kitchen and bath; constant hot water, electric light and power throughout. Rent £350, or offer, per annum, inclusive. Let on Lease.—Apply to CARETAKER, or Paddington 3143.



IN ROBINSON'S MANSIONS OF HEREFORDSHIRE.—OLD COURT, WHITCHURCH, in the heart of Wye Valley. This XIVth century historical and architectural gem; well-timbered banquet hall, charming grounds; stabling, garage (electric light); easily maintained with staff of two or three servants. Freehold. Possession. £4,000. Hunting, Fishing obtainable.—ELLIOTT Symonds & Yate.

LOFTS & WARNER

130, MOUNT STREET, BERKELEY SQUARE, LONDON, W.1.

TELEPHONE:
GROSVENOR 2400.

HUNTING WITH THE BICESTER AND SOUTH OXFORDSHIRE HOUNDS.

Under a mile from station, about two miles from Thame, and six miles from Princes Risborough.

TO BE LET, FURNISHED, for any period up to two years, a charming RESIDENCE, standing in pretty park; fitted with all modern conveniences, including electric light, etc.; approached by a long drive, and containing a fine suite of reception rooms, billiard room, and excellent domestic offices, and reached by a finely-carved GRINLING GIBBONS STAIRCASE are 20 bed and dressing rooms, three bathrooms; stabling for fifteen, coachhouse, garage for six cars; very pretty gardens and grounds, lawns, kitchen garden, orchard. The SHOOTING over 3,000 acres can be had if desired.—Further particulars may be obtained from Messrs. LOFTS & WARNER, 130, Mount Street, Berkeley Square, W. 1.

OWING TO HIS RESIGNATION AS MASTER OF THE LEDBURY HOUNDS, MAJOR IAN BULLOUGH HAS DECIDED TO SELL AT A REASONABLE PRICE THE FREEHOLD OF HIS MOST ATTRACTIVE RESIDENCE AND PROPERTY known as

DRURY LANE FARM, REDMARLEY, GLOUCESTER

The Residence occupies one of the finest positions in the country and commands

UNPARALLELED AND MAGNIFICENT VIEWS OVER THE FAMOUS LEDBURY VALE extending to the Cotswolds, and since it has been purchased no expense has been spared in making the house complete with every modern convenience and comfort, including electric light and central heating, and a large expenditure has also been made on the gardens and grounds (including the making of an

"EN-TOUT-CAS" TENNIS COURT), and they are of a most attractive character.

The Residence contains (about) twelve bedrooms, three bathrooms, entrance hall, dining, drawing and smoking rooms, excellent offices; two garages, fine stabling and good farmbuildings. The whole being in most excellent repair and ready for immediate occupation. There are about 38 acres with first-rate pastureland and four cottages. The property is situated

IN THE CENTRE OF THE LEDBURY HUNT COUNTRY.

and within easy motoring distance of Gloucester and Cheltenham. Possession will not be given until May 1st, 1926. Further particulars can be obtained from Major Ian Bullough's Agents, Messrs. LOFTS & WARNER, 130, Mount Street, Berkeley Square, W. 1.

FOR SALE (in the Heythrop Hunt, with immediate possession; two miles from main line station).—A substantially built RESIDENCE in elevated position; charming views. Three reception, nine bedrooms, bathroom (h. and c.), offices; garage, stabling, gardens, cottage, farmery, 34 acres of pastureland.—Apply JOHN A. BLOSS, Agent, Bourton-on-the-Water, Glos.

WESTON-SUPER-MARE (for Health and Happiness).—Superior FLATS to LET in beautiful and healthy positions and surroundings (sea and land views); self-contained, beautifully decorated, every modern and sanitary convenience; rentals (inclusive) £85 to £150 yearly; 200 Flats owned, no premiums, fixtures free.—Apply HENRY BUTT.

MESSRS. YOUNG & GILLING

(Established over a Century).
LAND AND ESTATE AGENTS, CHELTENHAM.
Telegrams: "Gillings, Cheltenham." Telephone 129.

ILLUSTRATED REGISTER OF PROPERTIES IN
HELTENHAM AND THE WESTERN COUNTIES
WILL BE SENT ON APPLICATION.



COTSWOLDS.—For disposal, long unexpired portion of Lease of one of the most beautiful MANOR HOUSES on the Cotswold Hills, illustrated above; stone and stone-tiled, mullioned windows, oak panelling, etc. The accommodation comprises four reception rooms (two handsomely oak panelled), sixteen bed and dressing rooms, three bathrooms, excellent domestic offices; stabling for nine, garages, two cottages; beautiful and inexpensive grounds and paddock; in all some SIX ACRES. The whole in perfect order. Electric lighting, central heating. Centre of Cotswold hill hunting. Shooting over 1,000 acres included.
MIGHT BE SOLD ALSO, FARM OF 220 ACRES.

COTSWOLD HUNT.—To LET, Furnished, COUNTRY HOUSE, up to one year; three reception rooms, six bedrooms, bathroom; garage; garden and paddocks; near Cheltenham, convenient to race course, polo and golf.

MESSRS. YOUNG & GILLING

(Established over a Century).
LAND AND ESTATE AGENTS, CHELTENHAM.
Telegrams: "Gillings, Cheltenham." Telephone 129

KENT COAST.—Overlooking the beautiful St. Margaret's Bay, commanding an unrivalled panorama of the English Channel extending to coast of France.



Six bedrooms, fully fitted bath-room, quaint sitting hall withdrawing room, ample domestic offices, Company's water, telephone, electric light.



Matured gardens, full-sized tennis lawn, loggia and terrace.

PRICE, FREEHOLD, £3,000.

Particulars of FLASHMAN & Co., LTD., St. Margaret's-at-Cliffe, and at Dover.

HAMPSHIRE.—For SALE, a picturesque and charming RESIDENCE (built in 1630); three reception, eight bed bath, etc., together with 425 acres. Price, Freehold, £10,000. A bargain.—GLADDING, SON & WING, 8-11, Pavilion Buildings, Brighton.

W. HUGHES & SON, LTD.

Auctioneers and Estate Agents,
38, COLLEGE GREEN, BRISTOL.
Phone: 1210 Bristol. Established 1832.



WILTS (near Warminster and standing in fourteen acres of delightful park-like grounds, pastureland and woodland with stream).—This attractive modern creeper-clad RESIDENCE, in perfect order; three reception rooms, nine bedrooms, bath (h. and c.); Co.'s water, acetylene gas; stabling, garage, farmbuildings. Hunting with two packs. Golf.
PRICE £3,000, OR NEAR OFFER.
Inspected and strongly recommended. (17,198.)



A REAL GEM of an OLD-WORLD COUNTRY COTTAGE, with lovely old stone-tiled roof, mullioned and latticed windows, timbered ceilings, etc. In a sheltered spot on the Mendips, one mile from station, commanding views of exceptional beauty. Bath, Bristol and Weston-super-Mare all within easy motoring distance. Two reception rooms, four bedrooms, bath (h. and c.), and delightful natural grounds of ABOUT AN ACRE. A VERITABLE SUN-TRAP. PRICE £1,250. Inspected and strongly recommended. (17,216.)



MENDIPS (within easy reach of Weston-super-Mare and Burnham; close to church, station, post and telegraph, and in beautiful position).—This compact modern Country Residence, in about three-and-a-half acres, with stabling and garage; three to four reception rooms, billiard room, seven bedrooms, bath (h. and c.); Co.'s water, petrol gas, electric light available.
PRICE £2,550.
Inspected and strongly recommended. (17,174.)



STIRLINGSHIRE (LARBERT).—CARBROOK HOUSE (Unfurnished) to be LET on lease for a term of years from Martinmas, 1925. The house is situated in extensive and beautifully wooded policies, and commands charming views; it is approached by a main avenue (with entrance lodge) leading from the LARBERT and Stirling Road of about one-third of a mile in length and by other subsidiary avenues; the house is mainly of two storeys, with some attic rooms and basement; it contains six public rooms, nine bedrooms, with four dressing rooms, ample servants' accommodation, two bathrooms, four lavatories, excellent and ample kitchen, pantry and other service accommodation; lighted by petrol gas, hot water heating installation, public gravitation water supply to house and offices; the offices consist of chauffeur's house, groom's room, garage for three cars, good stabling accommodation, laundry, byre, pigeries, hen houses, etc., also two large kennels for sporting dogs at South Lodge; the garden grounds are extensive, but a great part consists of shrubbery and orchard, and the ground in cultivation is of reasonable extent, there are good glasshouses, potting sheds, etc., also a gardener's cottage; the shooting (low ground), extending to 945 acres or thereby, will be let along with the house after the forthcoming season.—For further particulars and permission to view, apply to Messrs. JOHN C. BRODIE & SONS, W.S., 5, Thistle Street, Edinburgh.

STUART HEPBURN & CO.

39-41, BROMPTON ROAD, KNIGHTSBRIDGE, S.W. 3.
Telephone: Kensington 9320 (4 lines).
Telegrams: "Appraisal, Knights-London."



ON THE CHILTERN (30 minutes only from Town).—A TUDOR RESIDENCE, with oriel windows, set in old-world grounds of ONE ACRE, with tennis, Dutch garden, lily pond, kitchen garden, etc.; lounge and three reception, six bedrooms, bathroom, box-room. OAK GALLERIED STAIRCASE; electric light, gas, Co.'s water. Phone; main drainage; garage.
A SACRIFICE. £3,500 (F.H.)

MESSRS. RAWLENCE & SQUAREY
CHARTERED SURVEYORS, AUCTIONEERS
AND VALUERS.

4, THE SANCTUARY, WESTMINSTER, S.W. 1.
SALISBURY, WILTSHIRE, SHERBORNE, DORSET.

THE BLACKMORE VALE, DORSET.
HUNTING AND POLO.

By Order of H. W. L. McCall, Esq.

CHETNOLE, DORSET (about seven-and-a-half miles from Sherborne, whence London can be reached within two-and-a-half hours).—The Freehold RESIDENCE, known as "FOYS," containing lounge hall, three reception rooms, twelve bed and dressing rooms, and two bathrooms, together with excellent modern stabling, paddocks. Pleasure grounds, gardens; entrance lodge and two cottages; embracing an area of about
14A. 3R. 4P.

Electric light, telephone, and public water supply.
The Property will be offered with VACANT POSSESSION of the House on completion of purchase.

SHERBORNE, DORSET.

Providing an excellent centre for hunting with the Blackmore Vale, and also situate close to the well-known Girls' and Boys' schools; within two-and-a-half hours of London.
By Order of the Exors. of the late H. W. D. S. Boden, Esq.

THE FREEHOLD RESIDENCE, known as "THE BEECHES," containing lounge hall, three reception rooms, eleven bed and dressing rooms, nurseries and three bathrooms, together with pleasure grounds, gardens, tennis lawn, squash racquet court, paddocks, and good modern stabling; embracing a total area of about
3A. OR. 24P.

Electric light and telephone, public gas and water supply.
The Property will be offered with VACANT POSSESSION on completion of purchase.

Also, By Order of E. W. Bartlett, Esq.

THE FREEHOLD RESIDENCE, known as "THORNHANK," containing hall, two reception rooms, four bedrooms, boxroom, bathroom; together with gardens, stable, garage, etc.; and embracing an area of about
OA. 3R. 25P.

Extra accommodation can easily be provided on two floors by conversion of the large schoolroom. Public gas and water supply, electric light available.
The Property will be offered with VACANT POSSESSION on completion of purchase.
If desired by the purchasers, arrangements can be made for a substantial part of the purchase money to be advanced on mortgage.—Messrs.

RAWLENCE & SQUAREY are instructed to offer the above for SALE by AUCTION, in SIX LOTS, at the Digby Hotel, Sherborne, on Thursday, November 5th, 1925, at 3.30 p.m.—Particulars and conditions of Sale may be obtained from Messrs. BARTLETT and SONS, Solicitors, Abbey Close, Sherborne, Dorset; Messrs. RAWLENCE & SQUAREY, Auctioneers and Land Agents, Sherborne, Dorset; Salisbury, and 4, The Sanctuary, Westminster, S.W. 1.



HINDHEAD DISTRICT (300ft. elevation).—Charming old COTTAGE in excellent order; four bed, two sitting, bathroom (h. and c.), two w.c.'s, garage, outhouses, and pretty garden; central heating, Co.'s water. Near two golf links, three-quarters of a mile from motor bus route. With three-quarters of an acre, £1,800; land up to three acres available.—Lieut.-Col. C. H. WARD, Churt, Farnham (six miles).

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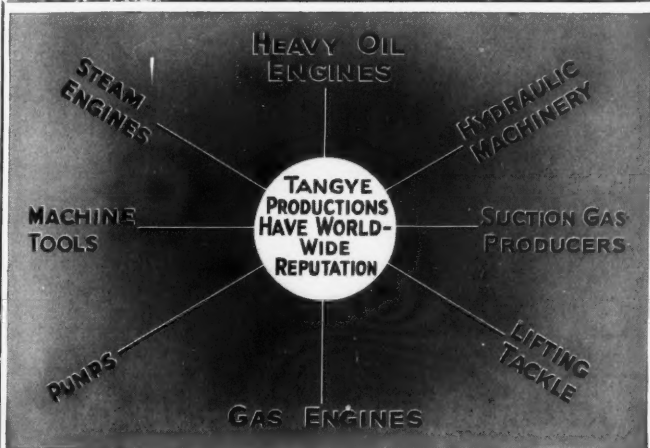
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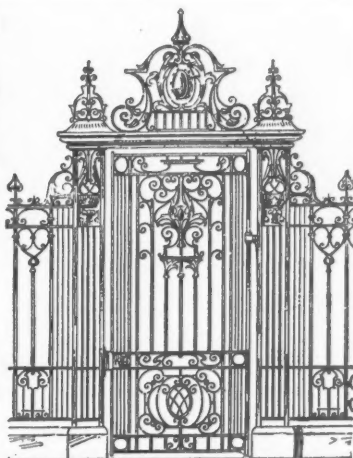
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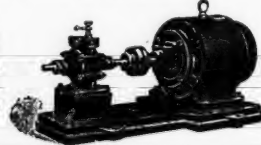
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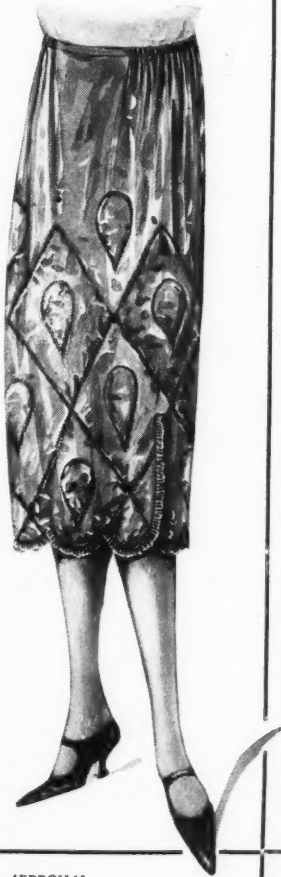
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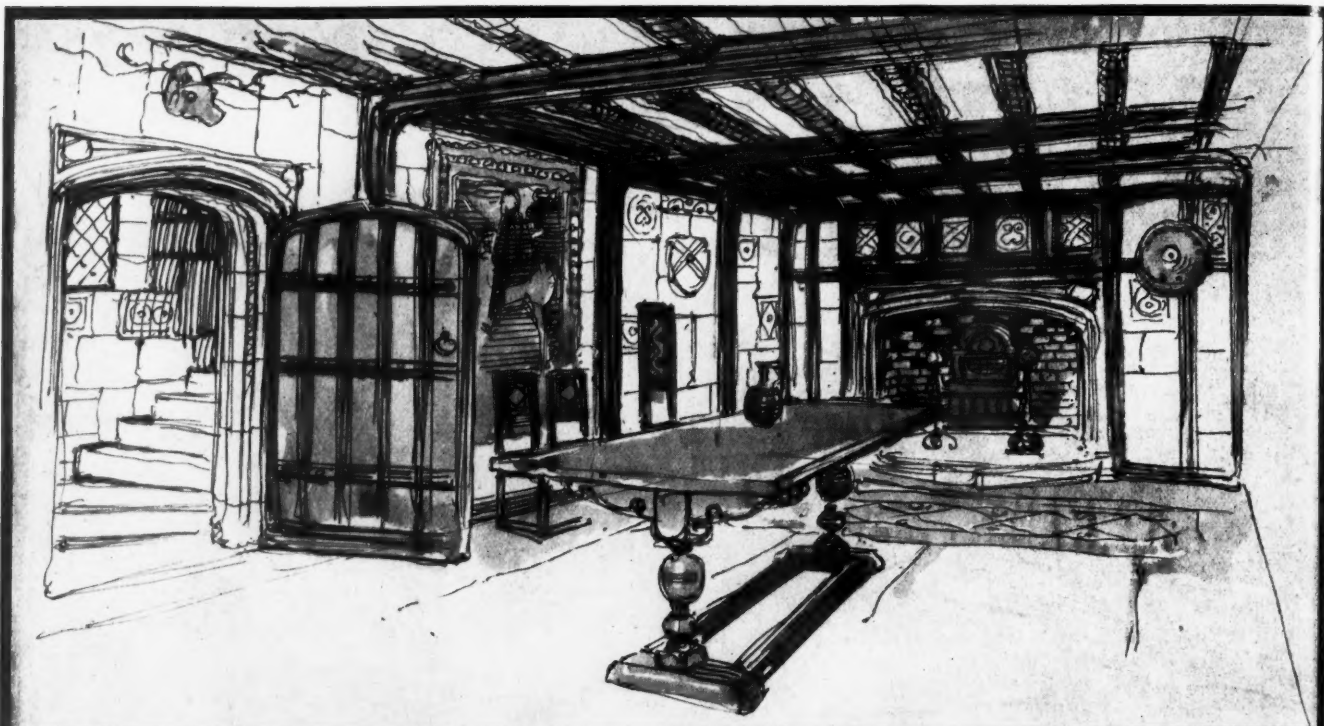
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H.R.H. THE PRINCE OF WALES IN SOUTH AFRICA.
A Snapshot taken during an early morning ride.

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EDITORIAL NOTICE.

The Editor will be glad to consider any MSS., photographs and sketches submitted to him, if accompanied by stamped addressed envelope for return, if unsuitable.

COUNTRY LIFE undertakes no responsibility for loss or injury to such MSS., photographs or sketches, and only publication in COUNTRY LIFE can be taken as evidence of acceptance.

On the Treatment of Ancient Buildings

THE right treatment of the walls of ancient buildings, whether still in use or ruinous, is a theme frequently treated in COUNTRY LIFE, but still needing much insistence and ventilation. It is, therefore, gratifying to note that last week the *Times* had an article on "Roses and Ruins" and a letter on "Beauty and Ruins." We shall, no doubt, again—and before long—be treating this subject at large and in detail, but will now attempt a brief and simple statement of the case.

No wall possessing any architectural feature of merit should be so smothered with coarse growths, such as ivy and virginia creeper, as to have its leading lines and features broken and obscured. Nor should tap-rooted and strong-growing plants and trees be allowed to grow within masonry as to cause its dislocation and ultimate fall. On the other hand, no such wall—except as a last and regrettable resort—should be deprived of either the patina or the growths of time by drastic hacking out of old mortar and by meticulous re-pointing.

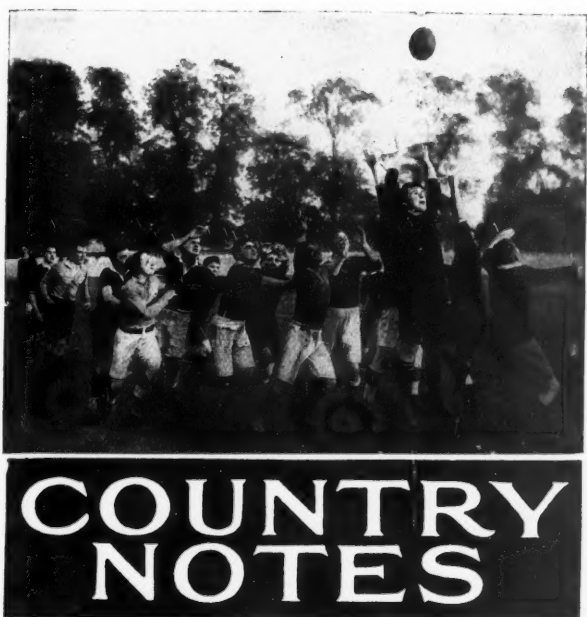
Ancient buildings have a double appeal. The first is the picturesque. This was so insisted upon by the romantic school of a hundred years ago that ivy was seized upon by the poetasters as at once the fountain and the corner stone of the picturesque. There could not be too much of it. However much it shrouded and destroyed the building it seized upon, it must not be restrained, so delightful and intense were the emotions it called forth. To its various forms of virginia creeper,

and especially Ampelopsis Veitchii, were afterwards added, and, in our own time, thoughtlessness rather than conviction still permits a frequent misuse of these plants, which, duly ordered, have their charm and virtue. There is no more delightful building at Winchester than the Wolvesey Palace, built under Charles II by Bishop Morley from Wren's design or under his influence. It is an architectural gem. But, to-day, complete neglect of its merits at the hands of its occupiers has allowed Ampelopsis Veitchii to surge right over its main front, covering not only all form and feature of stonework, but spreading right across the leaded lights of the windows. Monstrous abuse of this kind is not even picturesque, whereas many a shrub—be it rose or clematis, wistaria or pyracantha—which is not insurgent but easily controlled adds natural beauty without detracting from architectural line. Also, reticent and slight-rooted little plants may, in many cases, be allowed lodgment in the masonry and, with moss and lichen, enrich the wall surface and add vitality to the composition.

Although the lover of the picturesque may rightly demand a considerable extent of such clothing, yet ancient buildings, roofed or ruined, make a second appeal, that of archæology; and the preservation of the archæological interest is as important as the maintenance of their picturesqueness. Are the two appeals necessarily antagonistic? May not terms of a fair and lasting peace make their relations friendly? Surely, yes! Let artist and antiquary be active advocates of their particular views, but let an even-minded judge, with due regard to both sides, give the verdict, and see that justice is done by a workable and efficient compromise. But is that quite what is happening? As regards our historical monuments, of which the Office of Works now has so many in charge, is not the special view of the antiquary too exclusively prevailing? On the day after it published the article alluded to the *Times* printed a letter from Sir Lionel Earle stating the case of the officials of the Office of Works, and laying down that, with regard to all buildings in their charge, it is "necessary" not only to waterproof the wall tops but "to rake the joints of the walling where necessary to a depth of as much as 18 in. in some cases; to tamp with cement the back of the joint, then to point the exterior with an attractive and durable lime mortar." This is certainly what is being done from end to end of the land, the pointing, however, not being as "attractive" to others as it is to the officials of the Office of Works. But is it necessary? Or is it merely the one method—out of many of equal value, according to conditions—adopted by the Office because its inelastic and rule of thumb nature is just such as recommends it to the bureaucratic tendencies of a Government department? Quite possibly there are cases, there are portions of various buildings, where this may be, if not "necessary," at least excusable and judicious treatment, although, as Sir Lionel admits, it means the total destruction of the picturesque, since under its murderous hand "all, or nearly all, the growth which existed before our repairs has disappeared." But to urge that it is the one and only rule for the treatment of every scrap and stone of every remnant of ancient architecture is obviously absurd.

No one can accuse the French Government department in charge of their "Monuments Historiques" of being callous as to making them, as Sir Lionel puts it, "secure for posterity." They are thoroughgoing restorers, with a vengeance, and they have acted as trustees for posterity for ten times as long as, and to ten times the extent of our mushroom Ancient Monument section of the Office of Works. But do they invariably rake joints up to 18 ins. deep and tamp them with cement, and do they, without omitting a single inch, point with mortar, either attractive or unattractive? Certainly not. They do appear to be able to use some discrimination; and from a recent inspection of their work, covering an area from Rouen to Toulouse, we gathered that in numerous cases, where they saw that stability could be maintained without a complete destruction of the picturesque, little plants—nay, some of considerable size—were left to play the part of delicious embroidery over the rich mantle with which time had decked the building.

The members of the Ancient Monuments' department of the Office of Works are, without any doubt, animated by the best intentions. They are doing very useful work. But they must not think it easy work or take their task to be so simple that just one scrappy rule can cover the whole field of their activities. They must learn to effect preservation with the utmost respect for the picturesque. In their zeal for the interesting but responsible task with which they are charged they must consider each ruin and each part of each ruin apart, on its merits, according to its condition and to its function. Then their rule will not be single and "necessary," but legion and variously applicable. Then, indeed, they will assume the character of capable and valuable trustees of our ancient monuments, and earn the gratitude both of the present and future generations.



THE splendid welcome accorded by London to the Prince of Wales on his return last week from his tour through South Africa and South America was necessarily the tribute of but a small part of the nation. During the coming months their fellow subjects in remoter parts of the country will have their chance to show that they are not to be outdone by the people of London in their appreciation of the personal qualities of the Heir to the Throne, and of the work he has done as a representative of this nation both in the British Dominions and in foreign States. His reception in Argentina and Chile was as nearly overwhelming as that in South Africa, where a tide of popular enthusiasm swept the Union from one end to the other. The Prince, by his power of compelling affection, by his obvious disinterestedness and by his broad, democratic sympathies, is doing work which it is in the power of no other man or group of men to do. He is casting out the devils of suspicion and intolerance and is filling our minds with his own far-sighted optimism. In a few days he will have picked up again the threads of his work—and play—here at home. He will be hunting, shooting, visiting his farms and generally playing the part of a country gentleman. For a time, at least, we hope, public functions will remain in the background. The Prince has earned a thorough rest from cares of State, and ought to have it.

WITH how little wisdom the world is governed! A pact has, at last, been signed between the Western nations at Locarno: more than six years after they signed their Treaty of Peace at Versailles! Through those years wars and rumours of wars have filled the earth. The rulers of Europe, triumphantly or reluctantly, as the case might be, set their hands to the Treaty; but the Spirit of Peace had no benison for their labours. The former enemy might be no longer physically capable of offence, but the Spirit of War was not yet exorcised. Hatred, mistrust and jealousy had seized upon friend and foe alike, and were with difficulty to be driven out. The process of "spiritual disarmament" is now, we all hope, nearing its end, and the conclusion of the Security Pact, an instrument to which Germany, as well as the Allies, is a party, may well mark the beginning of a new page in the history of Europe. It does not come, Heaven knows, before it is needed. There is not a nation but groans to-day under burdens that could long ago have been lightened by a sincere return to the spirit of co-operation. Now that the return has come, we all hope that it may be permanent, and that the major problems still remaining to Europe may speedily be solved. M. Briand, Mr. Chamberlain, M. Vandervelde and Herr Stresemann deserve the congratulations of all reasonable men, who will not forget either that much is due to the labours of M. Herriot and Mr. Ramsay MacDonald.

WE print with the utmost pleasure the appeal from Lord Beatty, the Chief Sea Scout, that an effort should be made to preserve, as a permanent national relic and a holiday training ship for boys, the old line-of-battle ship Implacable, which, with Nelson's Victory, alone survives of the wooden ships of the line of the Trafalgar era. The Implacable was originally a French ship, built before the Revolution and launched in the year of the National Assembly. At Trafalgar she exchanged shots with the Victory, and was later taken by the British Fleet. She is by far the most important timber structure existing in the world to-day. She is the oldest, the most historic, the most beautiful, the least altered and the soundest of all old ships. There is no work of man so wonderful in design or execution as a line-of-battle ship, none which belongs to an age more remote from our own, none more difficult to realise from a model or a picture. Finally, there is none so fitted to fulfil the educational objects for which she is now, if she can be saved from destruction, designed by Lord Beatty and Mr. Wheatly Cobb. "The Implacable," says Lord Beatty, "fought under the Tricolour and the White Ensign: nor could there be a nobler inspiration alike, in her majestic beauty and her splendid history, for the boys of England."

THE tragic death of Professor Maxwell Lefroy is a severe blow to the study of applied entomology. Though still quite young, he had been unremitting in his work. He was appointed official entomologist to the West Indian Department of Agriculture when he was still only twenty-two, and was afterwards nine years in the service of the Indian Government before he returned to this country and became Curator of the Insect House at the Zoological Gardens. His war services included a special mission to Mesopotamia to investigate conditions and advise the authorities on the prevention of typhus infection by lice. Perhaps his most spectacular achievement was the invention of a method for destroying the dry-rot beetle, which made it possible for the authorities to save from destruction the timbered roof of St. Stephen's Hall. Most of the researches of his later years had in view the destruction of such household pests as the house-fly, the bed-bug and the flea. But these were only a few of very many researches with a direct and important bearing on human well-being. He waged unceasing war against the boll weevil, for instance, and against those many insects which are the pests of the vine growers, the bee-keepers and the silk growers. But chiefly, perhaps, he was concerned with those insects which plague and carry diseases to and from mankind. It was while devising their destruction that the end came. He gave his life in the service of mankind: *Felix opportunitate mortis!*

THE VISION.

All the old days gone by, with brooding eyes
And loosened hair and pale reluctant feet
Looked back, and wept; for never one was sweet,
Not one but shook me to remembered sighs—
And as they looked I struggled to devise
How these new days to come might be made fair.
How break the long-kept custom of despair?
How wrest from Fate her oft-withholden prize?

And I can see the days to come stand mute
Veiled, and enwound with mists, beside the door.
But none may know what thing they have in store;
Whether old sorrow's ripened desperate fruit
Be still to pluck and still to anguish for,
Or if there spring now from its hidden root
That nameless flower for which my prayers implore.

VALENTINE FANE.

THE Oxford Town Planning Scheme marks a milestone in English municipal development which it is, perhaps, not extravagant to compare in importance with the charters granted to towns by barons in the middle ages. By a charter a town obtained control of its own affairs; by a town-planning scheme municipal control is applied to every building altered or erected in a city, and to the development of the surrounding country. The Oxford scheme is a model of its kind, covering an area of nearly

20,000 acres, "zoned" into residential and industrial areas and open spaces. The university area is to be particularly carefully regulated. At the very outset the scheme will be put to a practical test by the present opportunities of a new St. Aldates approach. As we explained in the summer, Christ Church has very splendidly determined to expose the south front of the House, and lay out gardens between St. Aldates and the meadows—an undertaking with which considerable progress has already been made. It remains to be seen whether the municipality will face the expense of perfecting the approach to the city by clearing the slum area at the Folly Bridge end of St. Aldates between the street and the meadows. With the development of the neighbourhood, every effort should be made to clear the central area, particularly its approaches, of slums; St. Aldates parish, opened up in this way, should become one of the richest, instead of, as now, the poorest quarter of the city.

THE poisonous effect of road washes on fish has, ever since the laying of tarmac, been our only grievance against this otherwise excellent surface. It is very good news to hear that a dressing has now been discovered which is quite innocuous. At the bi-annual Exhibition of the Public Works Road and Transport Congress, to be held at the Agricultural Hall from November 19th to 22nd, a lake will be shown, lined with this dressing and containing gold fish, to demonstrate its harmless qualities. The exhibition is a curious but admirable institution; while the public are not invited to it, yet, if they seek admittance, they will not be turned away. Every kind of road dressing and metal, of constructional and cleansing apparatus, is shown, which, though somewhat above the heads—or, rather, beneath the feet—of the general public, is of no little interest to the intelligent layman. Another recent activity connected with transport is the meeting that the Traffic Controller has brought about between the various London omnibus proprietors, of which the object is to reduce the numbers of 'buses, half empty at the busiest time of the day, which do so much to complicate the traffic difficulty in London.

THERE is much to be said for and against the clause in the proposed Wild Birds' Protection Bill which seeks to forbid the use of mechanically propelled boats for wildfowling. Dr. Charles Heath, the President of the Wildfowling Association, has very cogently pointed out that motor boats are necessary and, indeed, essential, on dangerous estuaries and other tidal waters, in order to tow a punt to a distant wildfowling ground. On the other hand, it is impossible to disregard the evidence of Count de la Chapelle, who, at a meeting of the Association last week, said that much of the wildfowl shooting on the Essex coast—which should be the best in England—had been ruined by so-called sportsmen who invaded the creeks and estuaries with enormous two-inch bore punt guns mounted on silent and powerful motor launches, with which they pursued the fowl, blazing away charges of a pound of shot and upwards, often to the serious danger of local fishermen. We certainly think that the new Bill, which comes up for a second reading on November 16th, should prohibit this sort of thing. The case would, perhaps, best be met by an amendment of the clause in question to the effect that the use of mechanically propelled vessels for wildfowling should only be allowed for purposes of towage.

AN example of what can actually happen in this direction was given by Count de la Chapelle, who said that a wealthy eccentric once appeared on the Essex Blackwater with a strange species of submarine, his own invention. Two guns were mounted on it, port and starboard, the vessel being more than half submerged when approaching fowl. The big guns were then fired at a level of a few inches only above the surface of the water. Apparently, the only factor which the inventive genius of its creator had overlooked was that it was impossible to persuade any Maldon fisherman to venture to sea as the crew of such craft! So it ended ignobly by being converted into a Thames launch.

IT is our practice, as our readers know, to keep these pages free from all political issues. We have many times joined in the plea that agriculture itself should, as far as possible, be lifted from the arena of party politics, since the present difficulties with which it is confronted affect the lives and earnings not only of labourer, tenant and landowner, but also of the whole industrial population. We fear, however, that the Report of the Liberal Land Committee, "The Land and the Nation," will not be likely to further this aim. Indeed, it is evident that their proposals, as expounded by Mr. Lloyd George at Killerton and, more recently, at Inverness, will cause some dissension in the ranks of their own followers. The whole nation is ready, in these troublous days, to support even drastic and fundamental changes, if it is convinced that real benefit will result. But the case for "cultivating ownership" has been weakened rather than strengthened by the publication of this Report. It contains no evidence that the transfer of all agricultural land to the State would provide any alleviation of the actual economic and social difficulties that to-day confront our greatest industry. Such value as the Report might be supposed to have will not be increased by its extraordinary inaccuracies. No trouble appears to have been taken to verify many of the amazing statements it contains.

ST. JOHN'S IN THE WILDERNESS.

"Kezia, what be that 'tock, tock, tock?'"
 "'Tis hammer giving nails a knock."

"Kezia, why be the wind so high?"
 "'Tis come from Exe where weeds dew lie."

"God down that crooked pick an' spade!"
 "'They'm servin' God by their awn trade."

"Kezia, I zeed a grave all red."
 "'Tis Devon loam, as I just zaid."

"Down that artist chap wi' his books!
 Down hts stolen-wise ways an' looks!
 My lill maid lies down along,
 An' I daun care if her did dew wrong."

"Down your owld commandments an' all,
 B'ain't there mercy if wan dew fall?
 Aw, 'tes a tar'ble, tar'ble mess,
 Here to St. John's in Wilderness."

ALFRED TRESIDDER SHEPPARD.

SCEPTICAL as English manufacturers may be of the value of the Paris Exhibition to the development of decorative design, we cannot help thinking their attitude is a little unnecessarily aloof. A certain repugnance to "modernism" in such extreme forms is common to all English people, but, in many quarters, that should at least be aware of what there is to be seen at Paris, we have found what amounts to simple ignorance. No doubt, the recollection of the *nouveau art* monstrosities, hailed twenty years ago in the studios of Vienna as the style of the future, has something to do with our mistrust of Paris. But since then there has been a considerable stirring up of ideas. Architecture, painting and engineering have undoubtedly brought new forms into being that, naturally, have their effect on decoration. We are apt to consider new ideas in "taste" at this juncture as "Bolshevik"—hysterical expressions of "minority movements." But, to look at the question from the purely commercial point of view, the only trade that has wholeheartedly adopted modern art—the trade of publicity—has never been in so flourishing a condition. Foreign ideas have been adopted, improved and found of immense value. Again, there is in England a growing body of persons who do definitely require "modern" furniture and fittings. The success of Messrs. Heal and Mr. Sellers is dependent very largely on their broad-minded efforts to supply the demand. Other manufacturers—not only of furniture, but of porcelain, glass, jewellery and textiles—book producers, shop-fitters, and so on, can at least find ideas at Paris. To ignore Continental developments can never be advantageous.

SOMETHING NEW IN DAIRY FARMING



A GENERAL VIEW OF THE VILLAGE OF WEXCOMBE.
Where Mr. A. J. Hosier has his farm.

A FREQUENT criticism levelled at British farmers is that they are content to practise methods which were born in a different age from that of the present, and that incapacity for changing with the times is a cause of much unprofitable farming. This does not necessarily mean that the type of farming is bad in itself, but that often it is too costly to justify its practice in an age when competition is fierce. Hence the agriculturist of the future, in the absence of recognition by the nation of the importance of agriculture, must concentrate on reducing the costs of production, even if it entails a decline of productivity.

It is exceedingly difficult to break away from time-honoured customs in an old-established agricultural system. Undoubtedly one of the reasons why colonials have made such rapid strides in agricultural matters is that they face new tracts of country, and they rely upon their own ingenuity to overcome the difficulties which exist. In this country there is a crying need for more men who will think harder about agricultural problems, and in doing so the work which is so often deemed to be drudgery will become much more pleasant and profitable.

There is something unique, therefore, when a system is found in operation which runs counter to previous practices, but which at the same time has created a profound impression upon those who have been privileged to inspect and investigate it. This is undoubtedly true of the system of dairy farming perfected by Mr. A. J. Hosier of Wexcombe House, Marlborough, Wiltshire. It is worthy of a colonial, yet Mr. Hosier has no colonial experience, though a brother in New Zealand has made several suggestions.

"Something new" in farming has always an attractive following, especially so when considerable financial advantages are likely to accrue. It is, therefore, of more than passing interest to observe the development of Mr. Hosier's farming enterprises.

At the outset, Mr. Hosier has always been one to look ahead. That is to say, he is a business man and farmer combined—a combination very necessary, but often absent. Prior to 1920, in partnership with his brother, Mr. Hosier had been accustomed to arable farming. Even in this a certain amount of independent thought and practice characterised his methods.



CLOSELY GRAZED SWARD ON A PASTURE LAID DOWN IN 1921.

Farming in a poor, light-land district in Berkshire, he was able to grow excellent crops by the judicious use of artificial manures, and without any dependence upon sheep, which animals are so commonly regarded as essential to the productivity of this type of land. This does not necessarily mean that sheep in any way detracted from the fertility of the holding; but, in Mr. Hosier's case, mortality among the flock in an exposed part was so heavy that it was considerably more profitable to farm without them, and all the crops were sold off the farm.

The change over from arable to grassland farming took place in 1920, at a period when prices were still favourable to corn growing; but Mr. Hosier foresaw a slump in the distance, and decided to remodel his operations. Instead of selling everything off the farm, it was decided to consume all that the farm produced, and, in consequence, it was felt that this practice could be more successfully carried out and with greater advantage to the occupier when the occupier is also the owner of the land. Accordingly, an estate of 1,700 acres was purchased at Wexcombe, and at the present time Mr. Hosier farms something like 1,076 acres, which at the time of purchase were nearly all under the plough.

The soil on the farm is typical of the chalkland areas, the lower lying being very fertile, about 450ft. above sea level, and, when under the plough, capable of producing excellent bean and wheat crops. A great portion of the farm, however, extends up to 870ft. above sea level, and its bleakness can be appreciated when the average winter temperature is lower than that of Aberdeen. It was under these variable conditions that a system of seeding down to permanent pasture was practised on an extensive scale in 1920 and 1921.

Success in the seeding down of land to grass usually demands, first of all, clean land—that is to say, land which is free from competitive weeds—and, secondly, a suitable seeds mixture. Much of the land was infested with couch, that pest of old arable land, and one field was so poor that the valuer's expression was "It is not worth a damn." The eradication of couch by the usual methods of bare fallowing are usually very costly, especially on heavy land and in the absence of a favourable season. The extent of the couch infestation was so serious that, at the prices ruling in 1920, it cost no less than £17 an acre to clean the fields by the usual methods. It was seen that this was going to be a costly procedure, and, in consequence, by far the greater portion of the land was treated upon distinctly novel lines. The couch-infested land was heavily stocked with cattle in autumn and winter. The roughness was thereby pulled off the fields, and fodder was provided in addition. By the combined grazing and heavy treading the surface was cleared of the couch growth, and the following spring the land was harrowed and grass seeds were sown. Two methods of seeding were practised, *viz.*, by the seed barrow and the grass seed drill, the latter being preferred by reason of its having given superior results.

It should be observed that the eradication of couch was not completed until after the seeds were established. The treading over winter considerably weakened the growth, as couch does not like a hard soil to root in, and this retarded growth enabled the seeds mixture to get a firm hold of the land. Once the seeds were established, the land was heavily stocked with cattle,

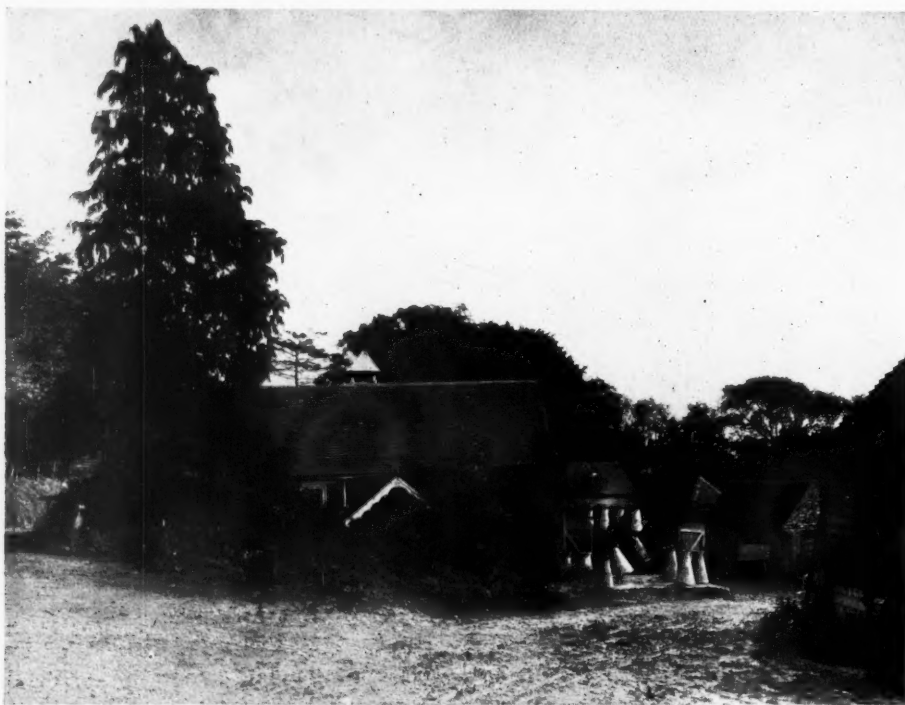


INTERIOR OF WEXCOMBE DAIRY.
Showing the refrigerators.

which kept down any outgrowth of couch which had persisted, and incidentally kept the surface well compacted. The further trampling of the ground in this way formed a condition which is always favourable for the healthiest development of new pastures, and which, fortunately, is unfavourable to the development of couch. Sheep have played no part in this system of reclamation. This class of stock prefer to graze too much into the heart of the clovers and tender grasses, and are a frequent cause of ruined young pastures. Cattle, on the other hand, do not graze so closely, and by the development of wild white clover in particular the couch was completely suppressed. The fields treated in this way are to-day striking proof of the cheapness and effectiveness of this system, judged either by appearance or stocking capacity.

Of the seeds mixture a word should be mentioned. Mr. Hosier has always been interested in reading the latest research findings, and though the mixture employed at Wexcombe was original, it is, nevertheless, a modification of Professor Gilchrist's standard Cockle Park mixture for long leys. The Cockle Park mixture, which has given such satisfactory results in all parts of the country, is: 16lb. perennial rye grass, 10lb. cocksfoot, 4lb. timothy, 4lb. late-flowering red clover, 1lb. trefoil and 1½lb. wild white clover. Mr. Hosier, however, substituted 3lb. of tall oat grass for an equivalent amount of cocksfoot. Wild white clover has more than proved its worth at Wexcombe, and much home-grown seed has been employed. This accounts for the presence of rib-grass on the newly sown pastures, since the seed was not pure.

Having successfully converted the arable land to grass, the problem of fencing and watering arose in order that stock-farming might be successfully practised. The source of water on many down farms is by means of dew ponds, but the drought of 1921 proved these to be failures for providing water in sufficient quantity for cattle. It was decided, therefore, to kill two birds with one stone. Dairy farming was to be an important feature of the farm, and when milk has to be sold for the London market efficient cooling ensures longer keeping qualities. An artesian well, some 200ft. deep, was bored at the dairy, which is at the lowest



THE WEXCOMBE DAIRY—ONCE A CHURCH.
Showing extended platform for easy loading up of milk.

part of the farm. The water is pumped at the rate of 1,000 gallons per hour, and, after passing through the milk-coolers, returns to a tank, from which it is pumped into a reservoir on the hill, some 870ft. above sea level. It is of interest to mention that a summer cooling temperature as low as 50° Fahr. is possible with this water. Two miles of piping were laid last winter under the Unemployment Scheme, and it is hoped to still further extend the water system during the coming winter.

The reservoir has a storage capacity of 10,000 gallons, and the present consumption is from 5,000 to 8,000 gallons per day. Another reservoir is to be erected this year as a stand-by, this being regarded as the cheapest alternative to duplicating the pumping apparatus. It would thus allow a period of a few days for the repairing of the pumping gear should this ever be necessary. The provision of water to the downland in this way has doubled the value of the property from the agricultural viewpoint, for cattle, in particular, must have an abundance of water. This improvement has, moreover, been economically effected. Much valuable material has been purchased in Government disposal sales. Thus, the tractor which works the pump is an old Samson food-production tractor, bought for £25, and has worked without trouble for some five years. The iron standards used for the barbed wire fencing are also ex-Government property. In the matter of fencing, this, again, is apt to be a costly item, but as cattle form the stocking of the farm, three strands of barbed wire are efficient for confining them within bounds.

The old down pastureland has been improved out of recognition in five years by artificial manuring and heavy stocking. There are few practical farmers who lay down their own

time are only an encumbrance to their owners. In another article the actual system of dairy farming practised will be described, for not only is it unique but it is the simplest system in this country. H. G. ROBINSON.

AGRICULTURAL CO-OPERATION

KENT WOOL GROWERS.

IN these difficult times farmers are constantly exhorted to co-operate and combine, for their own sakes and for the sake of the country's agriculture. Those among them who favour the theory of co-operation, but doubt whether it is workable in their own industry, would do well to consider the progress of Kent Wool Growers, Limited, which is an outstandingly successful example of the co-operative principle intelligently put into practice.

The old method of marketing the wool of the famous Kent or Romney Marsh sheep was by private sale to wool dealers or staplers, and a good deal is still disposed of in this way. Some fifteen years ago auction sales were started, and the prices realised made it at once apparent that the staplers' prices for lamb's-wool and "locks," which had always borne a more or less fixed ratio to those for fleece wool, had been much too low. In private dealings two growers selling on the same day would obtain the same flat rate price, although one growth might be much better than another, but at the auctions the best growths of wool made the highest prices. With the outbreak of war and the

control of wool the auctions were discontinued, and have not been revived. But they had achieved a most valuable result in the enlightenment of the wool grower.

In 1920, a small group of Kent sheep breeders established Kent Wool Growers, Limited. The principle of the association is co-operative marketing, and its affairs are administered by a committee elected from the members. The model rules of the Agricultural Organisation Society were adopted, by which members must hold as a minimum a £1 share, 5 per cent. interest on this being the first charge on profits.

The association receives the wool into spacious stores at Ashford, the centre of the principal wool-growing district of the county. Here each individual consignment is at once sorted and graded by Bradford-trained experts, the quantity it contains of each grade is recorded, and a note of such weights sent to the member. There are a large number of grades—no fewer than forty-five for fleeces, four for lamb's-wool and two for locks. As soon as the consignment is graded, the member is entitled

to an interim advance from the association of a sum rather below the estimated market value. The necessary finance is provided by bankers on the security of the wool itself, with a collateral personal guarantee to a certain amount from some of the leading members.

When a sufficient quantity of wool has been received and graded, 5 per cent. samples of each grade are sent to stores in London, and the bulk is sold at what is judged to be an appropriate and favourable time by London brokers at the Coleman Street Wool Exchange—the central wool market of the world. The net proceeds from the sale of each grade are apportioned among the growers according to their individual quantities already recorded, the interim advance and a small sum for overhead charges deducted, and the balance paid to the grower.

The progress of the association has been very encouraging. Starting in 1920 with seventy-five members, it now has over seven hundred, while the number of fleeces handled has increased from 25,000 to 145,000, and the net sales from £12,500 to nearly £75,000 in 1924. The larger bulk of wool handled has naturally reduced the overhead charges, which were at first about 1½d. per lb., but last year were reduced to ¾d., and it is hoped they may be further reduced this year. So far the results to growers themselves, as compared with the results from individual selling, have been distinctly favourable, but it must be remembered that throughout its career the association has had the advantage of a strong market and a good demand. The progress of the society will be watched with keen interest not only by Kentish sheep breeders, but by all who desire the extension of co-operative marketing.



THE PUMPING PLANT AT WEXCOMBE.

The engine unit is an old Samson tractor.

experimental manuring plots, but this Mr. Hosier has done in practically every field. The best results appear to have been obtained from the application of 3½ cwt. per acre of superphosphate and a similar quantity of kainit as an initial dressing. The stocking of the land has been doubled in five years through one application of fertiliser. Mr. Hosier is a firm believer in heavy stocking, and considers it essential that the grass is eaten down at least once a year—a practice often neglected.

Recent research work in the north of England and in Scotland has indicated that hill farmers can very considerably improve their hill grazings by stocking with more cattle and fewer sheep. Sheep alone tend to encourage a coarse and tufted herbage which is never bottomed. The advantage of cattle is that they graze the rough and level the pasture. In stocking the Down pasture at Wexcombe with cattle, the same influences have been observed, and indicates that many have yet to recognise the value of cattle for grazing high-lying ground.

The dairy is a disused chapel of ease, which was converted and fitted up with every essential appliance for the effective treatment of milk prior to sending away to the London market. At one time Mr. Hosier was faced with the problem of getting an adequate price for his milk, and solved this by direct sale in London. As an aid to this business, a second-hand cold storage plant was installed, and milk has been kept perfectly sweet in this way for over a week.

It will thus be recognised that a farm, transformed and equipped in the manner indicated above, offers many suggestions to those occupying similar areas, which at the present

GOLF FROM THE AIR

BY BERNARD DARWIN.

THE most popular writer on golf is he who can teach people something or, to be precise, persuade them that they have learned something, so that, by means of their new "tip," they may improve their putting and snatch the other fellow's half-crown. I am afraid I cannot claim so much for these pictures of golf courses taken from the air, but I do claim that they are extremely entertaining. I have chosen five from a number kindly lent me by Aero-films Limited, who took them. Four of them represent three charming courses that are very near neighbours, Worplesdon, Woking and West Hill, and those of Worplesdon come particularly *à propos*, because it is there that the Mixed Foursome Tournament is being played this very week. The fifth came to me with no label, and, by way of a missing course competition (there is no prize), I have called it "Where is it?" I feel fairly sure that I know the solution and will give it at the end; but I ask readers of a sporting turn of mind to have their guesses first.

The genesis of this article was the remark of a friend of mine. He said that he read many accounts of matches played on links that he did not know, and for that reason they were more or less unintelligible to him. He suggested that aerial photographs would make the matter plain. He was, I suspect, partly wrong and partly right. I do not think that those pictures which give a general view of a course, attractive as they are,

can greatly help the reader. They can, to be sure, give him a notion of what kind of course it is, as, for example, that there are woods to catch the erring, but that much the writer ought to be able to do for him. On the other hand, a view of some one particular famous and crucial hole may really convey a definite idea to his mind. For that reason I have chosen the picture of the fourth hole at Worplesdon, a one-shot hole of much character, which always figures in accounts of matches, if only because it is so near the club house that there is a temptation for the less energetic of writers to sit on the bank and watch it played by successive competitors. With this

picture in his hand, the reader will know something of what has occurred when he reads that Miss X "hooked her drive under the tree at the fourth," or "was unluckily trapped from a good shot in the little bunker on the edge of the green." There is, however, one important fact which is not quite adequately conveyed, namely, that the green is a plateau and the tee shot, which is played from a spot out of sight, beyond the right-hand bottom corner of the photograph, is played up a fairly steep hill. This is, indeed, a defect in all the photographs I have seen. They show admirably the positions of the bunkers, but to the rise and fall of the ground they do not quite do justice.

This same criticism applies to the photograph which I have chosen of my old friend Woking. I chose it both because I thought it very pretty and engaging, and because



THE FOURTH GREEN AT WORPLESDON.



Aerofilms Limited.

WHERE IS IT?

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it gave a notion of the place very different from any that one gets when on the ground. In front of the club house on the right is the fourteenth green. It is a green of puzzling and fairly pronounced curves, and the slightly darker-placed outline to its right is a hollow of little humps and bumps, but I doubt if any unskilled observer would fully appreciate this from the photograph. What has amazed me, personally, is the extent and magnificence of our club house, together with its caddie shed and appurtenances. I have always regarded it as comparatively modest, but, behold! it is a mass of clustering roofs, and might be Knole or Buckingham Palace. How splendid, too, is the house lying among the trees beyond the pond, that pond which engulfs the sliced second to the last hole. I wonder if its owner ever quite realised before in what stateliness he lives.

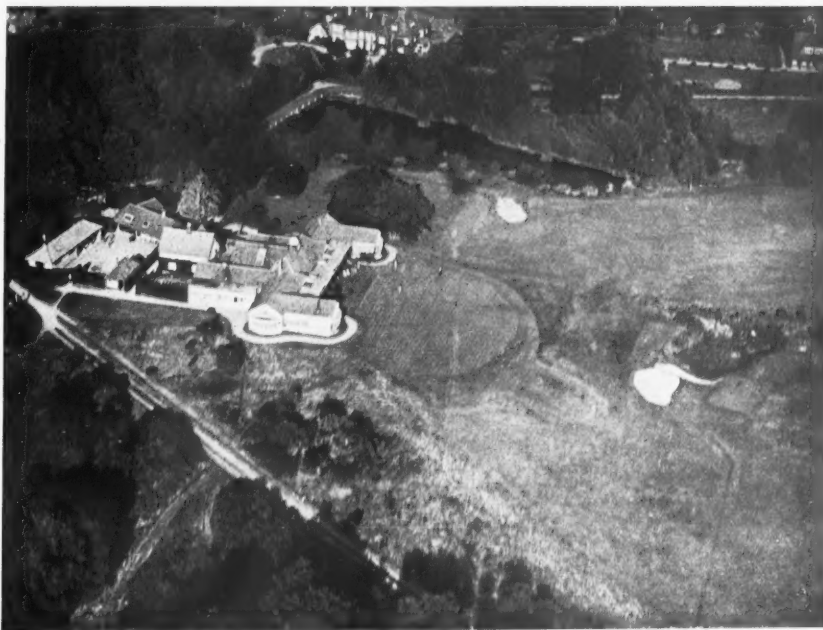
The two photographs which give a *coup d'œil* of Worplesdon and West Hill seem to me extraordinarily fascinating. They are puzzling at the first glance because one sees so much at once. For example, when one is playing the ninth hole at Worplesdon, one thinks only that there is an unpleasantly magnetic wood on one's right. In the picture one perceives that just on the other side of the wood are the fifteenth and sixteenth holes. It is an extremely comprehensive photograph, for one gets a good sight, if I have counted aright, of seven holes and distant glimpses of several others. Nearest to us, in the middle of the picture, the fairway to the ninth hole goes sidling along the woodside, and to its right is the eighth. We see the pond shining at the edge of the wood, and beyond it is the tenth green. Far away in the left-hand corner is the fourteenth hole, with its two sentinel bunkers watching the green, and near by is the formidable array of bunkers guarding the twelfth. The two fairways in the middle are those of the fifteenth and seventeenth, and we can also see the short sixteenth, with its big bunker in front of the green. Finally, far away to the right are various fairways. I think they are those of the first, fifth and seventh holes, but I am one of those people who have no power of "orientating" themselves. It makes my poor head go round to think it out, and I must leave it at that.

The West Hill picture embraces still more. Here, unless my eyes deceive me, are the first, second, third, fourth, fifth, sixth, eighth, ninth, tenth, fifteenth, sixteenth, seventeenth and eighteenth holes in whole or in part—a really wonderful panorama. At first sight it is most bewildering, and perhaps I may give the decipherer one clue to the puzzle. The fairway on the extreme left, close to the railway line, is that of the third hole, and the faint line running across it is the ditch in front of the green which makes one hesitate as to playing short or going out for the second shot. Once one has got the clue, the rest should be fairly easy. When I look at these pictures I recapture the sensation of playing that game of one's infancy, Halma. One used to gaze at the board with dull and hopeless eyes, and then came revelation. "I see," one exclaimed, "I go there and then there and then there and there and there." So it is with these photographs. It is the first step which is difficult, and after that one progresses by a series of excited jumps.

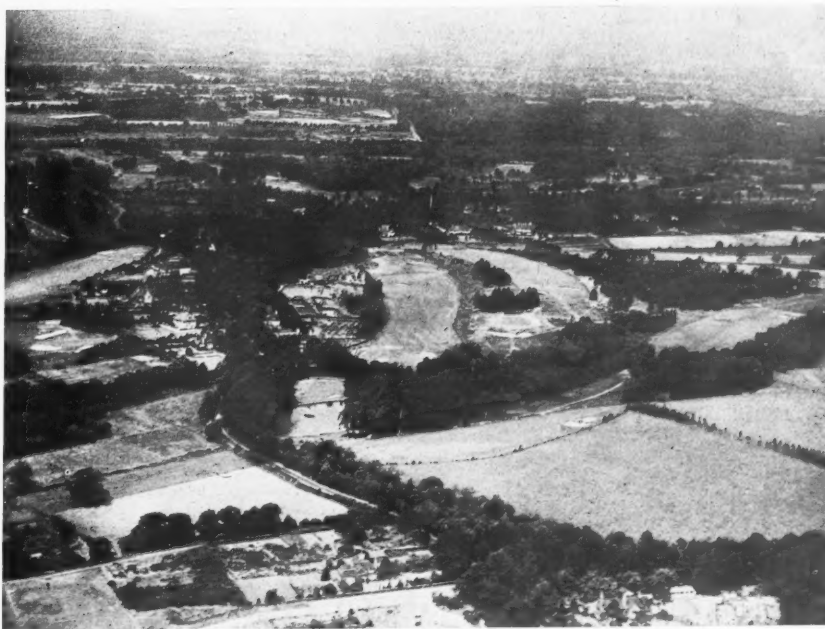
Lastly, I come to the mystery picture. As I said, it arrived untitled, and the only really satisfactory clue is the little bit of sea beach in the right-hand top corner, which at first almost escapes notice. Such of us in the office of COUNTRY LIFE as call ourselves golfers had a spirited argument over it.



WEST HILL AT A GLANCE.



LOOKING DOWN ON THE WOKING CLUB HOUSE.



Aerofilms Limited.

WORPLESDON, A COUP D'ŒIL.

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Personally, I am sure I am right in saying that it represents Prince's, Sandwich, with the thirteenth green at St. George's in the foreground. The dividing fence, over which so many people have sliced in playing the Suez Canal hole, is plainly visible. One grave doubt was raised by a most observant person, who was dissatisfied as to the identity of the house in the corner: "If that is Prince's Club House," he said severely, "where is the gallery that runs round it?" I am not sure; I have not his powers of observing houses nor his visual memory of them, and I can only say, in the language of small boys, "Well, anyhow, I jolly well bet you it is Prince's." In fact, I think

that the building to be seen in the corner is Mr. Lucas's house, and the Club House is no more than a dim shape behind it.

The Prince's photograph certainly does justice to the number of bunkers spattered about on that alarming course. It really looks as if one could not keep out of them, and that impression tallies with my actual experience. The Worplesdon photograph, on the other hand, looks to me as if there were more room than there actually is. It seems as if it ought to be the easiest thing in the world to keep on the lighter parts and eschew the darkling woods. Yet, in the course of this week a number of respectable ladies and gentlemen will, I have no doubt, find it otherwise.

ROBERT BURNS IN A PLAY

Robert Burns, a Play by John Drinkwater. (Sidgwick and Jackson, 3s. 6d. net.)

IN the more recent of his plays Mr. Drinkwater has chosen for his central character someone with a good following. Aided by an atmosphere of war, he achieved great success with "Abraham Lincoln" and "Oliver Cromwell"—not so great, one imagines, with "Robert E. Lee." They are public characters for all time. "Mary Stuart" was different; she did not, like her great rival, Queen Elizabeth, desire fame for her political wisdom; the Stuart queen owed all to her personality and beauty and her enchanting femininity. Whether on a throne or in a prison, she was woman incarnate, and that says all. Before these, Mr. Drinkwater had written a very charming folk play called "Pawns and Cophetua." Following his plan of writing plays round the great representative men and women, he has now produced a drama centred round Robert Burns, the most representative of them all and, one would add, the most difficult. Has he done so with success?

It is a difficult question to answer. Burns was a man of moods, and there seemed to be assembled in his composition every human phase, whether it was good or bad. He comes on the scene first in his relationship with a female "light o' love," who, after he has sung to her, asks: "But what was that about innocence and modesty?"

Presently up steps "Holy Willie," the Minister, and sings part of the famous prayer Burns made for him without any apparent consciousness of its application. The Holy Willie of life, being a minister, did not miss the satire—it was poison to him ever afterwards. Burns—we do not mean the imaginary one of the play—could not possibly have spoken the words allotted to him on page 12:

They'll come or not as it may be. You'll not be the judge, minister, there's hope in that. And the lasses are here, and a man's heart beats, and you can't frown us out of it, minister. Look at us, labouring and wearing ourselves and near starving often, and are we to take nothing that bright eyes and fond lips and white young arms may offer? Who talks of profaning, minister?

If the whole of the play had risen no higher than this, it would not have been worth writing about. But the energy of the last act may redress what has gone before. It includes "Auld Lang Syne" and "Had we never lov'd sae kindly," and finishes with:

Scots, wha hae wi' Wallace bled,
Scots, wham Bruce has aften led;
Welcome to your gory bed,
Or to your viorie!

The study should receive a great welcome in Scotland at least.

Portrait of a Man with Red Hair, by Hugh Walpole. (Macmillan, 7s. 6d.)

THIS book is the enjoyable result of a novelist setting out simply to enjoy himself. It is not meant to be compared with the author's more serious work, and it would be unfair so to compare it. But the reader will find that it amply justifies the writer's hope that, once begun, it has to be finished. Happily inspired to return to the Cornish scene of his earlier novel, "Maradick at Forty," and even more happily inspired in the choice of his man with red hair, Mr. Walpole gives us a thoroughly exciting tale of mystery, danger and modern knight-errantry. He has always had a hankering to make our blood run cold, but he has by no means always succeeded, even in his serious work, in doing it. His mysterious, malevolent characters have sometimes gone up in rather thin smoke at the end of the books that contained them. Not so the man with red hair, because he is definitely a madman, though a satisfactorily deceptive one. There are people, no doubt, who will complain that the plot is fantastic; but, in such books, everything depends on the author's ability to carry us along with him, and in this case the whole thing moves with the zest and momentum of the dance through the streets of the Cornish village, in which one of the chief characters takes part. We forget any slight stumbles over the plot in the pleasure of going on, for, given a maniac, his unpleasant son, a charming girl married to the son and in danger from the father, a pleasant young man in love with the girl, an older man for very perfect, gentle knight—and Mr. Walpole, and anybody can see that the *Portrait of a Man with Red Hair* is going to be, deservedly, a very popular portrait indeed.

The Chip and the Block, by E. M. Delafield. (Hutchinson, 7s. 6d. net.)

THERE is always something a little disconcerting about Miss Delafield's humour. She takes the mask off human motives with such a delicate touch that we may well be deceived into laughing wholeheartedly at the result. Then her scalpel goes a little deeper, and, though we still laugh, there is a forced sound about our mirth. People do make fools of themselves like that, people we meet, make friends of. Even we ourselves—it is an uncomfortable, though salutary line of thought. In *The Chip and the Block* the psychology of a literary poseur is faithfully dealt with. It has been done before, but never, perhaps, with such malicious, gleeful skill. Chas, as his family call him, is the most interesting figure in the book, with his verbosity, his desire to let everybody know that he is suffering in silence, his habit of seeing everything, in terms of his own reaction to it, no matter whether his first wife's death or the children's influenza is the event in question. He has always to have a "cue" for his pose of the moment, and he gets it from the last book or play he has seen. The irrepressible Victor and his mother alone have the power of marring the result. His children—Victor, who is always in the right; Paul, the lovable, easily hurt one; and Jeannie, with her hard shrewdness—are all alive and growing. The contest of wills between Victor and his father is particularly well drawn, and comes to its climax in the really delicious "deathbed" scene at the end of the book.

The Elder Sister, by Frank Swinnerton. (Hutchinson, 7s. 6d.)

IN this book Mr. Swinnerton writes the history of three young hearts; and, though the setting is courageously commonplace and the events of the simplest, the sense of taut drama is sustained by means of the author's insight into the temperaments of two of his principal characters. These two are the sisters, Anne and Vera. It is a pity that Mortimer, whom both girls love, remains throughout the book only the sketchy shadow of a young man, and an unattractive shadow, into the bargain. Anne is lovable and strong; Vera is lovable and weak; Mortimer, as far as the reader can see, has really nothing to commend him to either girl. His selfishness and lack of self-control bring tragedy to both; we leave Vera with a snatched, tortured happiness that we know must prove evanescent, Anne with a grief that she will surmount because she is strong, but that is for the time being cruel and crushing. The subsidiary parts of the book are excellent; there are observant, amusing descriptions of the London offices in which the girls work as typists, of their employers and fellow-employees, of their respectable, cramped suburban home, containing "Mum" with her formidable powers of silent deduction, and "Dad" with his ruling passion for insurance. Except for Mortimer, Mr. Swinnerton has given us of his admirable best.

The Sailor's Return, by David Garnett. (Chatto and Windus, 6s.)

HIS many admirers may find Mr. Garnett's latest book a little disappointing, because there is nothing, or almost nothing, extraordinary about it. It is a simple tale of a sailor's return to England with a black wife—princess of an African tribe—and a little black son. He becomes the landlord of a country public-house in Dorsetshire and is killed in a fight arising out of the enmity of the villagers to his black Tulip, as he calls her. Tulip pays away her last guineas to the captain of a ship, who engages to take her little Sambo back to his African Motherland, and sinks herself, prematurely old and ugly, to being drudge at "The Sailor's Return," where once she had been the publican's wife. The one extraordinary thing in the story, Tulip and her parentage, the curious Defoe-like quality of Mr. Garnett's writing makes perfectly credible—as it has made much more curious matters than this. The whole book is strangely like its title—a literary equivalent of the odd brightly-coloured prints of the first half of last century, in which sailors and their sweethearts figured so largely—and, as such, it is superficially amusing. Unstressed below that surface appearance the discerning reader will find humanity with its blind fumbling and its tears.

Autumn, by Ladislav St. Reymont. (Jarrolds, 7s. 6d.)

AUTUMN is the first of the series of four novels which, under the general title of "The Peasants," has been awarded the Nobel Prize. It is not exhilarating reading, this record of rough toil, rude merriment, poverty, ignorance and superstition in a Polish village; but it is stamped with the authentic mark of truth. The grey skies and flooded fields of autumn, together with the imminent threat and dread of winter, seem part of the texture of the book. No persons of higher social rank than village priests, small farmers, headmen, appear in the story; the vivid scenes are all out of peasant life—work in the fields, a Fair day, a feast, picturesque marriage customs and wedding ceremonies, religious observances. And through them all runs that abiding passion of man, the hunger for land. It is land that is the principal character in the book, the few acres of land for which men fight and lie and cheat and are cruel to their nearest kin, land for which mothers scheme and daughters marry against the dictates of their hearts. As we close the book we feel less that we have been reading than that we have spent three months in a Polish village; the places, the people are alive before us.

Two Vagabonds in Languedoc, by Jan and Cora Gordon. (John Lane, 12s. 6d.)

"THE Vagabonds" need no introduction. Their art in discovering in their wanderings what few other people have the good fortune (or the courage) to discover is already well known, and those who have mentally followed their footsteps while comfortably seated in an armchair will eagerly anticipate the pleasure that is in store for them. How many of us would dare to venture into unknown places and trust to luck for accommodation? One does not have to read between the lines to appreciate some of the inconveniences (to put it mildly) that accompany a prolonged stay in a place no more outlandish than the centre of civilised France. Yet it is worth taking the risk when one is gifted with the genius of these travellers for seeing not only the visible parts, faces and houses, which, as artists, they naturally look to first, but of penetrating into the very life of some quaint, half-medieval village. It is often difficult to tell which is the most graphic—the portrait in prose or the accompanying sketch. There is a liveliness and directness in these drawings, but too rarely met with in modern illustration, something of the medieval illuminator's genius for striking the balance between illustration and decoration—though the latter is here restricted to black and white—coupled with a truly modern passion for character and form. A number of plates and a frontispiece in colour reproduce the drawings and paintings of Cora Gordon, but the illustrations in the text are unsigned and we are left wondering which of the authors contributed this portion of the entertainment. A holiday mood, full of humour mellowed by a philosophic outlook, is the prevailing note. But the value of the book lies in that it reveals the artist's view of life. Scarcely a word of "shop" has found its way into these pages, yet all through we feel the presence of the artist who alone is free and can afford to be unconventional, and thus raise his head above the narrow round of village toil. Without him all the world would be little better than Janac the beautiful, which is yet considered ugly by its inhabitants.

The Place-Names of Buckinghamshire, by A. Mawer and F. M. Stenton. English Place Names Society, Vol. II. (At the Cambridge University Press.)

THE English-Place Names Society is much to be congratulated on the completion of this book, for it is clear that if other counties are equally well treated, the series will eventually comprise illuminating illustrations of the development of England. Words which are found to-day in modern forms are often isolated remains of historical movements of which, in combination with actual antiquarian relics, they eventually form clear evidence. Thus in the name of Chalfont, that of two villages in one of the southern valleys of the Chiltern Hills, in Old English Ceadeles funta, we have the British personal name Ceadel, from which, with some other examples, one may reasonably surmise that among the inhospitable forests of this unfertile range of hills the British inhabitants remained comparatively unmolested when the Saxon invaders had possessed themselves of more open and fertile districts. This is one illustration of the general historical importance of this volume. Its further value is in the elucidation of the meaning of particular place names. The often elusive hunt for the meaning of a local name is a fascinating pursuit to those who are interested in a locality, though it must be confessed that even the most expert are frequently left in a state of doubt. Thus considerable difference has arisen as to the meaning of the name Penn, that of a pleasant and at one time rather remote village on the Chilterns above the Thames Valley. By some it has been derived from the Celtic word *pen*, a headland, from the elevated position of the place, though it is not higher or more prominent than various other places in the Chilterns, such as Ellesborough, which overlooks the vale of Aylesbury. Another and correct designation is *penn*, meaning an enclosure. In 1188 it is called in the unpublished Pipe Rolls Penna de Tapeslava, and in 1197, 1199 and 1222 it is written Lapenne. These entries indicate some kind of enclosure or clearing in the dense beechwoods which were the predominant feature of the Chilterns. From these extracts, in fact, we obtain a picture of a very primitive community in a forest district which later developed into a small village, to which at some time in the fourteenth century a church was added. The

first entry also suggests some connection between Penn in early times and the larger Thames side village of Taplow. While one cannot praise too highly the manner in which the work has been performed and the excellent format of the book, those who are responsible for it would be the first to acknowledge the admirable and first-rate work of previous labourers in this field, such as Skeat and Ekwall, whose earlier explorations have made it less difficult to produce a complete and systematic county survey, though it should be noted that no student of place names has hitherto treated specially of the county of Buckingham.

E. S. ROSCOE.

The London Perambulator, by James Bone. (Cape, 12s. 6d.)

MR. JAMES BONE'S charming book conveys, above all things, an extraordinary sense of the continuity of London life. *Le roi est mort: vive le roi*, is in a sense, true of every citizen of the world's greatest city—king, while he has eyes to see and ears to hear, of unimaginable wonders, yet in himself but one link in a chain, or, perhaps better, but an infinitesimal unit of a whole which has a life and significance of its own, including and yet transcending that of the individual. Much has been written of London, but, even without the added attraction of Mr. Muirhead Bone's exquisite pictures, there would have been room for this new volume among the treasures of the London lovers. Mr. James Bone knows his London so well, savours its beauty and its strangeness with such connoisseurship, chooses his material so wisely and, above all, loves his subject with such understanding, that his book

is something by itself, not a guide in the accepted and derogatory sense, but a guide to appreciation which will add a richness to London life for every reader. He casts his net very wide. Whether London's ancient history or the history of yesterday, or the stuff of to-day which will be her history tomorrow, is the reader's chief interest, he will find something of it and we are prepared to wager be led from it to form others as absorbing. The life of Fleet Street to-day, the queer "rights" in pitches and street corners acquired by flower sellers, news vendors and the like, fogs, the inns of court, the material of London that strange Island of Portland which he calls the Matrix of London and to which he dedicates his book, the clubs, the shops, barges and waterside life and the things which are going and gone, these are but a few of the points on which he touches. As for his manner, one small extract must suffice, a fine mingling of mystery, history and romance:

Only twenty years ago a man going home about midnight in a fog saw a glare of torches, and a body of men passed with King Edward walking in the middle. The torches were carried by footmen and policemen; then came the king, heavily wrapped up, with two of his gentlemen; then more policemen; then some stragglers of the night, attracted by curiosity or by the chance of a safe guide to Buckingham Palace. The procession came so silently out of the fog and vanished into it again that the spectator

later in the night was not sure that he had not imagined it. But it was King Edward, who had been dining with a Court lady in Portman Square, and, finding it impossible to go by carriage in the fog, had decided to summon torches and a guard and walk just as a Stuart king would have done.

Mr. Bone's title is derived from a quotation from "Old Humphrey's Walks in London." "What a bounteous banquet of costly viands is spread before an ardent-minded, grateful-spirited Perambulator!" It is equally true that such a perambulator, who so describes his perambulations, makes a grateful-spirited reader.

A LIBRARY LIST

WE TWA, by Lord and Lady Aberdeen (Collins, two vols.); THE ROMANCE OF SOLDIERING AND SPORT, by General Sir James Willcocks, G.C.B. (Cassell, 25s.); TWENTY-FIVE YEARS, 1892-1916, by Viscount Grey of Falloden, K.G. (Hodder and Stoughton, 42s.); HENRY MONTAGU BUTLER, by J. R. M. Butler (Longmans, 12s. 6d.); THE FIRST NAPOLEON, edited by the Earl of Kerry (Constable, 21s.); SUBURB, by Allan Monkhouse (Philpot, 5s.); CAT'S CRADLE, by Maurice Baring (Heinemann, 15s.); PORTRAIT OF A MAN WITH RED HAIR, by Hugh Walpole (Macmillan, 7s. 6d.); THE BIG HOUSE OF INVER, by E. C. Somerville and Martin Ross (Heinemann, 7s. 6d.); ANDREW BRIDE OF PARIS, by Henry Sydnor Harrison (Constable, 6s.).



"KING'S BENCH WALK, TEMPLE," FROM A DRAWING BY MUIRHEAD BONE.
From "The London Perambulator."

'TIS YOURS TO JUDGE

IT may not amuse you to hear me scream with anger—but, should it do so, you have only to say "yokel" to me. Not *at* me—that I could bear—but *to* me. I give you the recipe for what it is worth.

For the English countryman is, emphatically, no yokel; it is a word which is only used of him by those who are completely out of touch with the thought and things of the English countryside, and such men—to put it as kindly as possible—are themselves spiritual hobblederoys.

And yet, the pictures by Mr. Ivester Lloyd now showing at the Sporting Gallery in King Street, Covent Garden (or, rather, such of them as deal with agricultural doings), have almost frightened me into thinking that this wrong view of the countryman may be spreading; this notion of a horny-handed son of toil who is horny faced and horny minded, too.

Is it not possible that Mr. Lloyd has been painting Mrs. 'Arris? Has he shown us, I mean, not the English countryman, but the English yokel—a person who does not exist. "I've never seen a purple cow," sang the poet (wasn't it?), and I am quite sure that a man who can give us these attractive pictures of farm horses can never have seen a yokel.

Mr. Lloyd, you must understand, never startles us with a cinema "close-up" of his farm men and boys. They are almost details in these ploughing pictures; but the pictures themselves attracted me so much that I was the more disappointed to find that I did not like the men and boys in them. The agricultural labourer is, surely, rightly shown as a detail of the great setting in which he lives—he thinks of himself as such—but, beyond all doubt, he is worthy of that setting.

Mr. Lloyd's pictures are pictures of the countryside painted at that time of year when it all belongs to the countryman. The townsmen have gone back to the towns, the voices of the chars-à-bancs are no longer heard in the land; there is a quality of peace over all, and men and women may go their quiet ways amid the warm, brown colours, the scents and sounds of autumn days and winter dusk.

The yokelling townsman thinks that quiet ways are dull ways, quiet people dull people—and, above all, he is convinced that the agricultural labourer is an unskilled man. I do not think that he would be impressed if you were to write down for him on a sheet of foolscap the essential qualifications of a good ploughman or woodman—even if you set beside these the essential qualifications of his, the townsman's, job written, shall we say, on half a sheet of notepaper. It would, perhaps, appeal to him—but I do not think he would believe it—if you assured him that one of the first essentials was that the agricultural

labourer should study economy of effort. That, if he did not study it at every turn, the agricultural labourer would not merely turn out bad work, he would very soon turn out no work at all.

Some of us yokels have been, largely on this account, having a particularly long look at Mr. Lloyd's "When the Land is Loving." Down where I come from we never do with two hands what we can do with one. We were not very clear what Mr. Lloyd's ploughman *is* doing; if he is cleaning the breast of the plough, surely, we said, he ought not to be on the land side of it? But why be cleaning the breast of the plough? We think that he ought to be shown clearing the rubbish from between the coulter and the point. If so, we would rather see him back at the stilt of the plough poking away with his long prod, held in one hand. We are quite willing to be convinced by Mr. Lloyd and his Buckinghamshire ploughman, but, until we get his explanation, we are inclined to think that this particular ploughman is a bit of a novice. Perhaps he is a journalistic townsman disguised as one of us yokels.

And we are not at all happy about "A Good Thiller." Where's that boy's whip? God bless my soul! D'you mean to tell me he's *leadin'* his horses round? Well, p'r'aps that is how they go ploughing in Buckin'mshire—but, anyways, I lay they don't let him tread his land like he's doin'! And, if that's three-horse land, the old horse in the plough 'll have to stretch hisself a bit more; and it won't just help him having his lead horse turned half a length too soon.

We like "Heavy Going." True, that boy has left his whip behind again, but something he has just said to the leader seems to have flung the old horse into his collar smart enough.

"He never come nowhere anigh 'ere," does much to restore our confidence in Mr. Lloyd. We are not going to suppose that Mr. Lloyd believes we shouldn't have seen Mus' Reynolds stealing away on the off-side of our white horse. We saw him right enough; but we have a certain sympathy with Mus' Reynolds, and we sometimes believe in letting the huntsman hunt his fox without too much outside help. When the huntsman and his hounds come up to us we shall still be standing there—looking just like a stupid, unobservant yokel.

One of your London poets, who is, nevertheless, not what we yokels call "a black-coated man," *not* a spiritual hobblederoys, has said that—

The men that live in the South Country
Are the kindest, and most wise;
They get their laughter from the loud surf,
And the faith in their happy eyes.



"HEAVY GOING."



"A GOOD 'HILLER."



"WHEN THE LAND IS LOVING."



"THOSE CONFOUNDED COLTS."



"HE NEVER COME NOWHERE ANIGH 'ERE."

Well, we have got faith—and happiness; more pleasure than we used to get, and, surprisingly enough—for we know the difference between them—more happiness.

A yokel like me can sneer at the townsman, but the countryman seldom does: he watches him—and he waits. "Shirt-sleeves to shirt-sleeves" in two generations is, one understands, the American rate of progress; to go from shepherd's smock back to corduroy breeches takes longer, with many shirt-sleeve and tail-coat periods intervening. But it has often been only a question of time.

We do not underrate the townsman's difficulties, and we admire his pluck and his learning (when he has got it), but we do not underestimate his ignorance—and, too often, we do not much like his manners.

I remember one such who aroused the indignation of an old friend of mine by not returning his salutations. "I make my basins to him," declared the old man, "and he doesn't never pay no attention." For a moment I thought that his "basins" represented some survival of feudalism. It was his obeisance, however, to which he referred.

We attach a good deal of importance to those salutations. "He's a very humorous gentleman," came the unexpected answer to an enquiry about a distant neighbour. "Very humorous," he repeated thoughtfully: "One day, two years ago, I met him: 'Good mornin', sir,' I says; and he answers, 'Good day to ye.' Last week I see him again: 'Good day, sir,' I says; and he answers, 'Good mornin' to ye.' Very humorous, he is."

When they encounter the bad-mannered folk the countrymen remind each other that "them as live longest 'll see most." Not, I think, in any anxiety to see rapid disaster befall bad manners in high places, nor in the expectation of it; but in the certainty that bad manners will be cured in the second or third generation: or those generations will be back at work on a (lowly) office stool.

Being myself but a mixture of town and country yokel, the bad manners of the successful townsman, when he first comes to the country, make me very angry. I have lately been given particulars, taken from his own mouth, of how one of these successful folk orders inoffensive people off what he regards as his slice of the South Downs. From his own account, he seems to be a dreadful person; I wish that Mr. Kipling would step across from Burwash and explain to him that—

Whoever pays the taxes old Mus' Hobden owns the land.

As it is, one can only hope that "them as lives longest 'll see most."

The true countryman is endlessly forbearing—but he is, perhaps, not so ready as the townsman to label every one who becomes a landowner as "a gentleman." He has found that these people arrive in the country with clear (if totally incorrect) ideas of the privileges of landowning, but with only the haziest—if any— notion of the responsibilities. That sort of thing disturbs the peace of the countryman's life.

Wireless and better motor coach service have broadened the countryman's views no less than those of the townsman, and the countryman has the time and, above all, the place, in which to meditate upon those views. It may be that he will become more sensitive to jeers about yokels; if so, he will, more and more, want to go to the towns to examine the value of the townsman's learning. That would be a disaster, and one in causing which anybody who goes about talking of yokels will have a share:

... Ye friends of truth,
'Tis yours to judge how wide the limits stand
Between a splendid and a happy land.

There is, I think, a danger that the townsman may try to grow Goldsmith's "Deserted Villages" all over England—so that he may rebuild them to his own splendid plan. That would be dreadful. I must have another view of Mr. Lloyd's countrymen; I hope that I shall find them looking happier than I thought.

CRASCREDO.

THE ROYAL ARTILLERY MEMORIAL

OF its kind, the Royal Regiments' War Memorial is very successful. Its austere mass arrests the eye, and Mr. Jagger's reliefs and colossal bronze figures stir the memory deeply. Of the erect figures, that of the driver on the western side is certainly the better piece of sculpture. The attitude—of a man leaning back against the plinth of the monument, his arms extended laterally in support, and cloaked with a waterproof sheet—is original, and the whole conception better adapted to plastic rendering than the others, moving as their fine types of manhood and loaded accoutrements are. The reliefs that surround the plinth, connecting the figures, represent battle scenes with an exaggerated nightmare intensity of movement and expression which is necessary to this dramatic type of monument. The gun, howitzer that surmounts the whole cannot truly be said to be sculpture at all. Granting the fitness of the howitzer as a culmination, a bronze casting from an actual piece would have been more accurate and more direct in its means of appeal.

The memorial, then, is a success as the Torchlight Tattoo is a success. It vividly recalls to our minds the physical agony of war and represents the types who were subjected to it. But it is not the horror of war that we wish to commemorate. Our memory of the war will, in time, mercifully fade, and then we shall look to its memorials for something more than a representation of agony. We shall look to them for beauty and regard them as sculpture. The adjacent figure of David is already something from which we receive some inspiration, some reminder of the beauty of life, whenever we pass it. We remember that the Machine Gun Corps fought to preserve, to exemplify, that beauty. Its dead are calm and triumphant, as the David is calm and triumphant. But will the Artillery Memorial ever intensify our thankfulness—for life, for preservation? I think we shall instinctively avoid it.

C. H.



THE DEDICATION.

A CALIFORNIAN FLYING SCHOOL

WESTERN, North America's noisiest, but most efficient and interesting, flying schools are maintained by the Californian gulls. There are many of these rapid-training institutions scattered throughout a vast territory. One of the most representative, which will serve as a good example, since all are similarly conducted, is that at Lake Mono, in central California, where the many thousand birds of a comparatively small colony teach their young the intricacies of aerial navigation.

Every pupil has one or two expert instructors always with it, though little coaching is required. Education in this single branch is compulsory. All become absolutely perfect in a few weeks. They solve the nicest problems in aeronautics long before their beautiful pinions are fully developed, and are graduated with the M.F. degree—Master of Flight. This, like the others of its kind, is an all-age college.

These particular gulls (*Larus californicus*) are extremely common in the Golden State, yet there is an almost utter lack of knowledge of their habits, both locally and generally. It is a strange fact that, while they frequent the edge of the Pacific in the winter and most of the year, they do not breed on the coast or any of the sea islands, but seek inland bodies of water, either salt or fresh, in the early spring. They leave home to rear their families, which is an anomalous proceeding.

of nimrods and anglers who go to that region never see the gulls, because Negit Island is far from the shore and Mono's hundred square miles of light, foamy dead water, as treacherous as any in the world. Possibly a dozen persons reach the island in the course of five years, hence it is a virgin field for study. Isolated and without animal life, it is an ideal bird refuge, and no law is required to make it such a sanctuary.

Imagine three or four acres of rough southerly slope so crowded with nests that it is next to impossible to clamber among them without treading upon the eggs, and three weeks later the downy, fluffy, black-speckled yellow young gulls running or rolling like so many thousand puffballs to the water and paddling out of reach, and you have a fair picture of the scene. Add to this the screaming of countless alarmed parent birds perched around you or madly swinging above and about, their swishing wings fanning your face—a deafening bedlam—and the conception of the Negit or any other colony is more complete.

Most of the eggs were laid on the bare lava and rocks and sand, some on bits of grass and sticks, and a few in real nests carefully constructed of tail and wing feathers—old ones from the previous year's moulting gathered up and utilised. The difference was like that between a mansion and a shack, and proved that in gulldom there are the painstaking and the shiftless,



THE GULLS' AVIATION SCHOOL AT LAKE MONO.

There are great nesting colonies of them on Great Salt Lake, Utah; Yellowstone Lake, Wyoming; Stump and Devil's Lakes, North Dakota; Klamath Lake, Oregon; Pyramid Lake, Nevada; Clear and Eagle Lakes, California; Stick and Crane Lakes, Saskatchewan; and Great Slave Lake, in the North-west Territories of Canada. They go away up beyond Hudson Bay toward the Arctic Circle, and I have seen them more than a thousand miles down the Mexican coast. They hardly adapt themselves to any climate or environment and do it happily. They fly many thousand miles from California to nest, travelling unbelievably fast, and always return to that winter resort in greater numbers.

That these birds are tremendously on the increase is patent at Lake Mono. In the summer of 1917 the nesting population was but a few hundred, all on the larger of the two islands, Paoha. In 1919 Mr. William Leon Dawson, the eminent ornithological authority, found a thousand pairs there, mainly on the jagged black and brown lava that constitutes lonely Negit Island. Three years ago they abandoned Paoha, and now there are fully ten thousand pairs on Negit. Other colonies show proportionate growth.

Last year I was among them when the chicks were just taking to the water, and this season while laying was in progress, the latter part of May, and again in July. It would be difficult to find a more remarkable or attractive sight. The hundreds

as among humans; and the prettier eggs were in the better nests. These extended from within a few feet of the lake to two hundred yards back. The eggs are twice the size of a hen's and three in a set. They are an olive drab or robin's-egg blue spotted with black or brown, and vary widely. Mr. O. W. Howard, the Los Angeles ornithologist who accompanied me, found one set a clear blue, almost sky colour, and took it for scientific purposes.

A peculiar discovery by the same investigator was a thousand or more mummified young birds of various sizes from the previous year scattered among the nests. These must have perished either from disease, improper feeding or exposure, probably the latter. The snow sometimes flies at Mono after they are hatched, for it is a harsh country of high altitude, a blazing desert in summer and frigid in winter. There were also full-grown gulls with large fresh trout in their beaks, choked or killed in battle for the delicate morsels. None of the others would touch the fish, though they are scavengers. The trout evidently were taken from fresh-water lakes of the Sierra Nevada and carried far by these swift, tireless bearers.

While inland, the Californian gulls feed principally upon grasshoppers, Jerusalem crickets, and such other insects and worms as the locality affords. At Mono they find a rich source of food supply in a minute form of crustaceans known as brine shrimps that are the only life in the mysterious lake, swarming



GULLS OF NEGIT' ISLAND DISTURBED BY A STORM.

in myriad myriads—a modest statement, indeed, since scientists have found that a million are required to make a pound, and there are thousands of tons of them! At some seasons the larvæ of a certain fly borders the lake with a wide strip of black—more easy eating.

When the accompanying photographs were taken an angry storm was sweeping the "solemn, silent, saltless sea," as Mark Twain called Lake Mono, and all the adult birds were on the wing and frantic because of the danger to the young. Their circling, darting, whirling, zigzagging and somersaulting against the thunderclouded sky made a wild, dramatic spectacle. The din was indescribable, every gull screeching its loudest, seemingly in defiance to the elements; then suddenly the noise would cease, and in the silence I was impressed with the fact that, though every individual of this mighty feathered horde was flying in a different direction and at terrific speed and the air was literally jammed with them, there was not the slightest collision, not so much as the audible clashing of feather tips!

They swirled and swerved and swooped in a tumultuous frenzy, and shot over and under each other like lightning flashes, but never touched. That is aviation! And, surely, the gull is worthy every man-flyer's close observation. I saw them go up out of sight and soar back to a landing with incomparable grace, gliding hundreds of feet in the strong wind



CHICKS READY FOR THE WATER.

without curving. For real thrills watch a flock of these sea birds in a tempest.

There are approximately fifty species of gulls in the world, about equally divided between the two hemispheres, with comparatively few common to both: and the California is one of the most numerous. To me they appeal as courageous, cheerful

birds of good omen. They may be raucous, squawky and utterly songless, but they are "talkative," happy and companionable if given the opportunity. Without them the oceans and lakes and shores of the globe would be more dreary, and both the mariner and the landlubber would miss their persistent presence and their loud "conversation." JOHN L. VON BLON.

THE SUGAR-BEET HARVEST

THE indications from all sides are that sugar beet promises to have a bright future in its association with British agricultural systems. There has been a rapid increase in the area devoted to the crop within the past three years, and every effort is being made to solve the difficulties which many farmers find to exist in connection with its profitable growth.

A start has already been made with the harvesting of some 60,000 acres in the sugar-beet growing districts, and it is this operation which is occasioning difficulty in some cases. October is the usual harvesting month, though there is not the same likelihood of frost damage as in the case of mangolds, should delay take place. This is one advantage possessed by the crop, for the root is entirely underground and there is an abundant spread of leaves on the surface. But, from the sugar viewpoint, it is never wise to delay too long. It is important that the crop should be ripe at the time of lifting, otherwise the sugar content is lower, for the plants must finish their normal growing period, which in this country varies between 140 and 150 days. Ripeness can be judged by the lower leaves yellowing and drooping, while the roots, when lifted, should be reasonably clean and fairly free from fibrous roots.

It is in respect of the pulling that many growers find difficulty, and during the past week the Royal Agricultural Society of England have been conducting tests of beet-lifting implements on the Kelham estate, near Newark. Since the sugar beet is very deep-rooting, lifting is made all the harder, for it cannot be pulled out by hand, as in the case of mangolds or swedes. Some preliminary loosening is necessary, which can be done either by a hand fork or a horse implement specially designed for the purpose. The implements under trial at Kelham were of two types, the first being the prong type, which is popular on the Continent, and which appeared to be fairly efficient, though at times it appeared to be difficult to handle on the strong soil. There were also indications that frequent stoppages with this type were necessary for the clearing away of leaves. The second type is a modified plough, which is a heavier implement, but runs at the side of each row of sugar beet, and, going deeply into the ground and having a lifting wing, pushes the beets out of their rows, so that they are easily removed by hand labour. From the ease with which the exhibitors handled these implements, and the good work accomplished, it would appear that this type will probably become the most popular. Incidentally, this type is widely used in North America, and the English makers have more or less followed the designs of imported implements, so that no really new principal was on show at Kelham. One machine designed to lift and trim the roots proved a failure under the conditions obtaining.

There is yet another method of lifting, which was demonstrated at Kelham, *viz.*, that of employing the large cultivators worked by steam tackle, so that the tines run between the rows of beet, and this is a method which is quite satisfactory, especially where suitable fields exist for the employment of these implements.

The routine followed after the roots have been loosened is to pull them out by hand, two at a time, then knock them together to remove as much of the soil as possible which may be adhering to the roots, and place them side by side in rows ready for topping. Topping should be carefully done, and no portion of the crown should be left. Thereafter the roots, if not carried immediately from the field, should be placed in small heaps and covered by their leaves, which prevents damage from frost.

DEPRESSED AGRICULTURE.

The feeling is spreading in responsible agricultural circles that the Government is not taking to heart the serious plight of agriculture. Schemes are, apparently, under consideration, but the impatience which is general should stimulate to action those who are suffering from the "peace and goodwill" era in politics. In spite of the many criticisms which have been levelled at Mr. Lloyd George's latest campaign, there is reason for believing that the country is awakening, and it is up to the present Government to put forward constructive proposals.

There is, however, much which can be done within the present range of agricultural activities and electoral pledges. Wages have been fixed, but no protection has been given to the producer in the matter of prices. The present wheat prices are disappointing, while the competition which malting barley has to face is also serious. There seems to be no serious reason why a tax on foreign malting barley should not be imposed: and, having regard to the exceptionally healthy state of the brewing industry, there can be no legitimate complaint on their part. As a correspondent in the *Times* has recently pointed out, no breaking of electoral pledges need occur, for beer is hardly a food.

It is not enough to encourage the production of home-grown sugar, unless steps are taken to ensure a remunerative price for the

corn crops in the rotation, and malting barley has certainly some claim for this consideration. Most barley growers have an eye on the malting trade. In pre-war years the normal barley acreage was over one and three-quarter millions, with a productive capacity of about seven million quarters of grain. Unfortunately, the production of good malting samples is not always easy of attainment, for bad harvest weather is a serious spoiling factor. Therefore, what is unsuitable for malting goes to satisfy the demands of the feeding market. The total quantity used both for malting and for feeding purposes is in the region of 40 to 50 per cent. in excess of the home-grown product. It is, therefore, obvious that, though this country has a higher percentage of its arable land under barley than any other European country, the demand exceeds the supply, a position which would ensure the satisfactory operation of a malting-barley tax.

WALNUT SURVEY.

There is practically no limit to profitable side lines in rural life. The wonder is that they have not been developed more extensively. In this connection the Ministry of Agriculture and Fisheries is now making a survey of British walnuts, with the object of discovering superior varieties suitable for cultivation in this country. The Secretary of the Ministry of Agriculture and Fisheries, 10, Whitehall Place, S.W.1, would be glad if persons who possess walnut trees which produce good quality nuts will communicate with him, for sampling purposes.

There are few more popular nuts, and, since varieties do exist which yield well, there seems to be no reason why greater attention should not be paid to their culture. This much is certain, that in the future greater regard will have to be paid to the all-round usefulness of trees.

FARMERS' TOUR OF SOUTH AFRICA.

The visit of South African farmers to these shores during the past summer is still fresh in our memory. The interchange of ideas and close contact with new conditions and methods were fruitful in many ways. If visitors can come to this country and take away with them pleasant memories and valuable information, it is more than probable that they, too, have something to impart in their native setting. It is interesting, therefore, to know that arrangements have been made for one hundred British and Irish farmers to tour practically the whole of the agricultural districts of the four provinces in the South African Union. The party is due to leave London on February 5th next, and will return from Cape Town the last week in April.

The South African National Union, in collaboration with the National Farmers' Union, are organising the tour, which also has the support of the King and the Ministry of Agriculture. The party is to consist only of *bona-fide* farmers, and full particulars can be obtained from the National Farmers' Union, 45, Bedford Square, W.C.1.

SEED POTATOES FROM SOUTH AFRICA.

One of the potato experiments which is decidedly novel to this country is that of testing the merits of South African grown "seed." No stone is being left unturned to develop markets for produce in directions not hitherto attempted. Thus the South African Government invited representative English experimental centres to grow this year Up-to-Date potatoes grown from crops raised in the Orange Free State and Transvaal. The potatoes in question were planted in their respective provinces in November, 1924, and were raised in February of this year and shipped to this country to arrive about a fortnight prior to the English planting season.

The interesting part of the experiment will be revealed when the crop weights are ascertained, and if satisfactory, it will represent a speeding up of production, in that no rest period was allowed the tubers, which is customary in the case of our own "seed," which is out of the ground for about six months as a rule over the winter period.

During the period of growth, the vigour and appearance of the haulm exceeded the expectations of the investigators at the centres where they were under test. At first they were somewhat slow in making their haulm, but as the season progressed developed satisfactorily and were reasonably free from virus disease. This factor of disease is probably the most important cause of some varieties of potatoes declining in cropping properties, and the principal value of Scotch seed over English is more often than not due to its being grown in districts where the insects responsible for transmitting the virus diseases are less numerous owing to climatic considerations. Even the use of Scotch seed is no guarantee of freedom from these diseases, as some crops have indicated this season. The troubles of seed-potato growers are therefore likely to increase, and other countries which seek to cater for the seed trade will have to keep a close eye on freedom from disease.

THE PURCHASE OF SEED CORN.

In connection with the purchase of seed wheat as well as other winter cereals, it should be remembered that the Seeds Act requires the vendor—whether seedsman or farmer—to state on the invoice or note of sale the particulars relating to the variety delivered and the germination capacity of the sample.

This is a means of safeguarding the purchaser, for, though a sample might have the appearance of soundness, it does not follow that the percentage of germination is high.



"O SOLITARY TARN, UPLIFTED HIGH,
SEEN ONLY ONCE, AND LEFT, ALAS! TOO SOON."



AS last male of the family, and inheritor not only of his grandfather's estates, but also of his uncle's gains in commerce, John Radcliffe was, no doubt, a wealthy man. He, therefore, contemplated re-housing himself in large manner and in the style of his day. By 1760 the Radcliffe estate, that had begun so modestly in a corner of Hitchin town, had stretched far into the country, and, at four miles distance from the Priory, included a wooded hill called Highdown. There was ample level space on its top, but it was on its edge—so that the ground floor on one side was the first floor on the other—that the Docwra family had built in Jacobean times a charming little manor house that still survives.

The huddled odd-and-end buildings clustering round the friars' garth, situated low and within a stone's throw of the streets of Hitchin, were the last sort of dwelling and site to recommend themselves to the landscape school, which asked for prospect and the absence from all points of view, seen from the house, of buildings and other objects of mere utility and convenience. Highdown, on the other hand, offered all the elements they demanded for the creation of an "elegant seat." An ampler and more level site than that of the old house was chosen, and one that allowed of extensive views towards more than one quarter. A design for a house suitable to this site was then made by Robert Adam, and both plan and elevation (Fig. 16)

survive among the Adam drawings at Sir John Soane's Museum. The date on it seems incomplete, consisting of the figures 176, the last one evidently being omitted; but it bears evidence of being an early work of Adam, and the scheme closely resembles the final one decided upon for Hatch, in Kent, in 1762. There is a central block 90ft. long and 70ft. deep, which corridors connect with wings projecting forward well in front of the facade of the entrance elevation, so as to give full view towards three sides of the compass from the principal sitting-rooms on the other elevation. At Hatch the entire length of this group of buildings is 240ft. The Highdown plan shows that the intention there was to make it 20ft. less. The house, however, had more detail and enrichment than Hatch, a leading feature being the number of great Venetian windows. There were two to each elevation of the main block and one in each wing.

Why, having gone so far, the scheme was abandoned, does not appear. We can only conjecture that John Radcliffe decided that, to create an entirely new seat, including such a house and all adjuncts, such as stabling and gardens, was too costly. Anyhow, Highdown remains to-day practically as it was then, a stretch of wood and fields with a little manor house on its edge. Although abandoning this ambitious project, John Radcliffe was none the less determined to have a house in character with his time and his purse. He soon began repairs and alterations at the Priory, as we may judge from the dates on various rain-water heads. But he does not seem to have begun any considerable new work till eight or ten years after his succession, for the rain-water heads of the big south building are dated 1777. This building (Fig. 14) gives the impression of having been suggested by the elevation of Highdown, its Venetian windows exactly following those of the main block of that design. But it is otherwise severely plain and somewhat clumsy in its form and in its junction and alignment with the older buildings that were retained. It is, therefore, quite likely that John Radcliffe



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1.—THE ENTRANCE CORRIDOR.

"COUNTRY LIFE."



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2.—THE HALL, LOOKING NORTH-WEST.

"COUNTRY LIFE."



Copyright.

3.—THE HALL, LOOKING NORTH-EAST.

"COUNTRY LIFE."

merely employed a builder, or, at most, a local architect, using the Highdown designs wherever applicable. The building takes the form of a hollow square facing south. Its north wall is, probably, that of the older buildings, opening from the south walk of the cloister, and the cloister idea was, in a way, preserved, in that the front door is set in the middle of a long vaulted corridor (D on plan, Fig. 15), occupying the width of the original cloister, set on a higher level and having no building above it. This corridor (Fig. 1) runs from end to end of the house, opening at its west end on to the Jacobean stair and gallery (K), and, at the other, on to a stair of its own date (Fig. 9). That takes you up on the first half-landing to the

being merely a back entry. Now, however, it is again the principal mode of ingress, and it would greatly add to the amenity of the south side if the drives were abolished and something in the manner of a simple and reserved, yet ample and dignified, formal garden lay in front of the principal sitting-rooms. The scene here is very charming, the massive 1777 building, built of clunch from Highdown, grouping excellently well with the picturesque cluster of lower brick-built and tiled buildings, and with the bridge that spans the broadened bed of the Hiz stream. The line of that stream descending the valley is seen with many windings, caused by the timbered spurs of the rising lands of the park.



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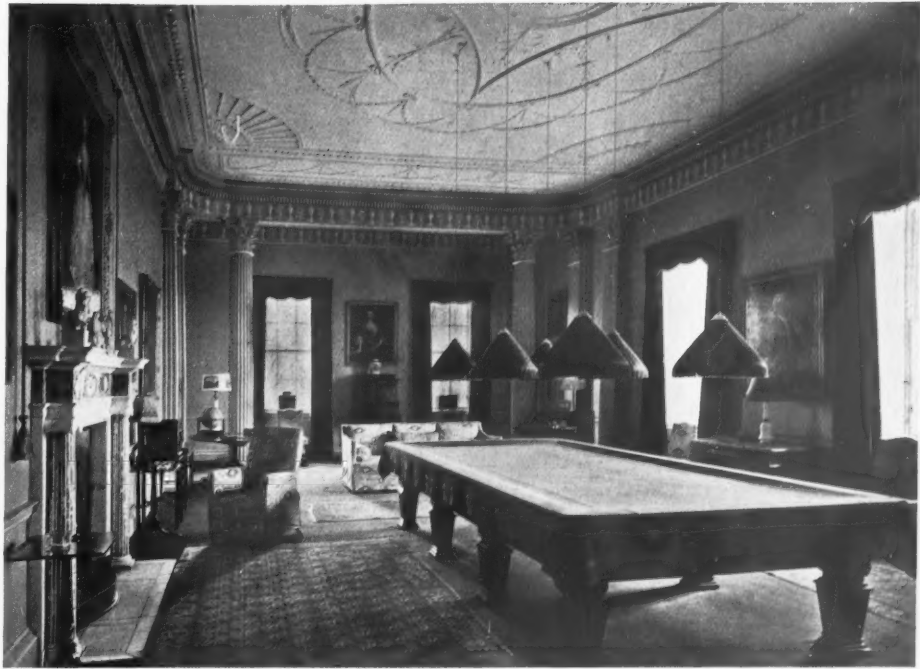
4.—THE MUSIC ROOM CHIMNEYPiece.

"COUNTRY LIFE."

east gallery (Fig. 7), and thence up three more pairs of stairs to the great music-room on the floor above the 20ft. high ground-floor rooms. These rooms, in John Radcliffe's time, were five in number, but are now four, for the somewhat small hall or ante-room has been thrown into what was his dining-room, and thus a really fine hall (F), conveniently situated and charmingly appointed as the general sitting-room, with a doorway into the garden, has been obtained (Fig. 2). This door was intended by John Radcliffe as that of ceremonious entrance, two drives, running right through the park, coming up to it, so that the fact of the immediate presence of the town could be conveniently ignored, the north way in from the town, already described,

In the hall we see the equestrian portrait of John Radcliffe, the builder, hung above the chimneypiece (Fig. 3). The chimneypiece is a fine example of the work of his day. It is mainly of statuary marble, but a green marble is inset for the flutings of the columns and for the frieze, where it forms the background of white marble enrichments, the centre panel representing *Æsop's fable of the dog dropping its bone as it sees its reflection in the water*. There are other portraits hanging on the walls, such as one of John Evelyn, his "*Sylva*" in hand, and a formal fountain garden—perhaps Wotton—behind. But the big canvas between the two east pedimented doorways is a Charles I on horseback, after Van Dyck. The room lit by the

western of the two Venetian windows (L) was used as a gun-room until its recent conversion into a dining-room. Being the room nearest to the kitchen and offices, it is thoroughly well adapted to this purpose, but, being devoid of all feature, it needed a good deal of re-treatment. A chimneypiece, designed in an earlier manner, has been introduced (Fig. 13). The great height of the plain walls has been broken by a wave-pattern band, copying that of the exceedingly fine mahogany side table—no doubt an introduction by John Radcliffe. It is flanked by oval wine-coolers on pedestals, the group occupying the space between the principal door on the right and the service door on the left. The walls are hung with still-life or bird pictures that were found scattered about the house or shut up in boxrooms. The heaped-up produce of the chase, including a dead swan, over the chimneypiece, is by L. Van Kniff. But more interesting are the five pictures of live birds—Fig. 12 represents one of them—by Bogdani, who had a great vogue for such pictures under Queen Anne, for whom he painted many of them, most of which are retained in the Royal collection. He lived on the Priory estate and painted these pictures in part payment of rent. Balancing the dining-room at the other end of the south front is the drawing-room (Fig. 10), and here there has been no change since it was first finished. It will be seen that, whereas that portion of the hall which was John Radcliffe's dining-room has low windows that permitted of a great cove to the ceiling, the rooms lit by the high Venetian windows have walls rising right up to the ceiling flat, thus enabling the whole of the window to be used. Yet, curiously enough, the line of panels above the fluted string-course in the drawing-room is run all the way round, and so the arched portion of the window is shut off. This was probably done to avoid over-lighting a room which has also two windows to the east. The whole decorative scheme of walls and ceiling is carried out in white and gold, the chimneypiece itself being of white marble only (Fig. 11), while the panel above it is delightfully filled with a clock, made by Vulliamy, in a circular gilt frame encompassed by light ribboned swags of husk motif, also gilt, just the same ribbons and swags reappearing in the ceiling. John Radcliffe's most important room, however, is, as already mentioned, upstairs. It needed an adequate approach, and this the plan of alteration, which did not include more new building than was essential, did not very fully provide.



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5.—THE MUSIC ROOM.

"COUNTRY LIFE."



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6.—THE EAST END OF THE MUSIC ROOM.

"COUNTRY LIFE."



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7.—THE EAST GALLERY.
Leading to the great music room.

"COUNTRY LIFE."

The best that could be done was to use a section of the north range of existing buildings, 13ft. wide, and transform it into a space that would give a stair with treads of easy gradient and 5ft. across, of which it would take four flights to reach the landing outside the music room. Adequate, but not elaborate, ornamentation was given to walls and ceiling, but the effect must have been a little well-like until the pillared opening was made to what is now the pleasant spaciousness of the east gallery. The music room itself is almost untouched (Fig. 5). The entrance is at the east end into a section divided by columns supporting the entablature, which then curves round to give a shaped, pilastered end to the room (Fig. 6). The chimney-piece (Fig. 4) shows much the same treatment as that in the hall, but here the coloured marble is of red tone, is inset the whole height of the columns, and the overlay of white enrichment has, besides swags and pateræ, groups of musical instruments, also present in the central panel, marking the original purpose of the room, of which the appearance is not improved by the billiard



Copyright.

8.—THE WEST STAIRCASE.

"COUNTRY LIFE."

An excellent combination of modern ironwork with original wooden balustrade.



9.—THE EAST STAIRCASE.

table, which, however, is found too useful to be removed. The music room occupies the space above the original portion of the hall and the morning-room, and from a south door we approach a suite composed of two dressing-rooms and a bedroom that lies above the drawing-room. The bed, with its fluted columns and painted cornice, is an exceedingly good example of the early Sheratonian manner. It has been re-upholstered with a chintz reproduced from an old one, which is also used for the curtains that fall from cornices that are replicas of the original one belonging to the bed.

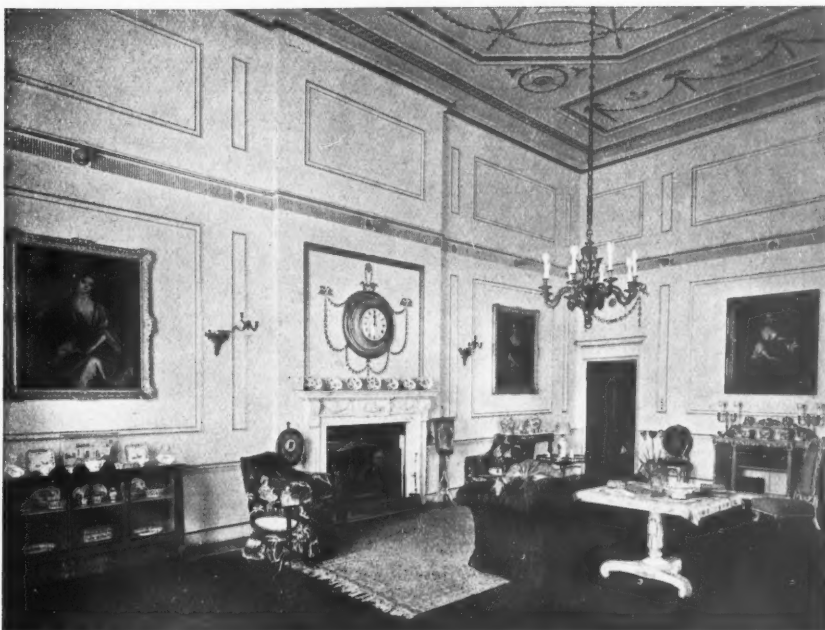
If John Radcliffe showed a good deal of thrift and rather narrow views in the adaptation and enlargement of the Priory, so far as exterior architecture was concerned, he certainly showed no meanness with respect to the decoration and equipment of the new rooms. Here there is nothing local or clumsy, but very fine designing, excellently executed.

Did he use here what was intended for Highdown, or was this excellence reached without direct reference to Robert Adam or other architect of equal eminence? Very likely it was. The master craftsmen of the day needed little or no direction to produce fine work. If Carter and Rose, as at Hatch and Syon, often worked from Adam's designs, they also undertook jobs of equal importance without such guidance. The great firms of decorators, still using only the one style, retained some of the independence of old time, and so the disappearance of the name of Radcliffe from the list of the clients of Robert Adam, except for the provision of the Highdown designs, probably means that he was not directly concerned in the 1777 building, nor was supplanted by one of his rivals, such as Paine or Taylor, Wyatt or Holland.

John Radcliffe did not live long to enjoy his much renovated house, for he died in 1783, aged forty-five. The Priory and other properties passed to his eldest sister, Penelope, wife to Sir Charles Farnaby of Kippington, near Sevenoaks, an estate which had been bought under Charles I by his ancestor, "the most eminent school master of that time," who had "300 noblemen and others under his care." He moved them from London to Sevenoaks in 1636 and "taught here with great esteem, and what is scarcely to be heard of in his profession grew rich and purchased estates." His grandson was made a baronet, and it was the third baronet who married the Radcliffe heiress. They had no children, and so, when Dame Farnaby-Radcliffe died in 1802, four years after her husband, the daughter of her younger sister was her heir. In that same year she married Emilius Henry Delmé, who added the Radcliffe name, and made the Priory his country home until his death in 1832.

In the first half of the seventeenth century Philip Delmé had been pastor of the Walloon Church in Canterbury; but his son Peter was a citizen and dyer of London, who died in 1686. The City business thus founded prospered mightily under his son, who was created Sir Peter Delmé, Knight, in 1714, was a director of the Bank of England and Lord Mayor five years before his death in 1728. In the usual course of social evolution his son, the third Peter, moved west and was of Grosvenor Square. He also acquired a landed estate, purchasing Titchfield in Hampshire from the fifth Duke of Beaufort in 1741, while, some years after his death in 1770, his son, the fourth Peter, acquired the Cams manor in Fareham, and thereon erected a large house in the Adam manner, which, with alterations and enlargements, still survives. Peter of Cams left two sons—John, who succeeded to the Hampshire estates, and Emilius, who was twenty-eight when he married the Radcliffe heiress in 1802. He will have needed all his wife's fortune to satisfy his expensive scheme of living, for not only was he a sportsman, but also a member of the very expensive set that surrounded the Prince Regent, whose intimate friend he was. Thus, the editor of the *Sporting Section* of the "Victoria History of Hertfordshire" tells us that—

Mr Delmé kept stag hounds and harriers at the Priory, Hitchin, on a scale of great magnificence. He was considered the best gentleman coachman of his day,



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10.—THE DRAWING-ROOM.

"COUNTRY LIFE."



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11.—THE DRAWING-ROOM CHIMNEYPiece. "COUNTRY LIFE."



12.—A BIRD PICTURE BY BOGDANI IN THE DINING-ROOM.

and his three teams of greys, blacks and creams were admitted to be unsurpassed by any in England; he it was who taught George IV to handle the ribbons. Some idea of his expenditure on his stables may be gathered from the fact that after his death ninety-five of his horses and ponies were sold at Tattersall's. A picture at the Priory, probably of John Radcliffe's time, represents an Arab holding a blood mare on the lawn of the

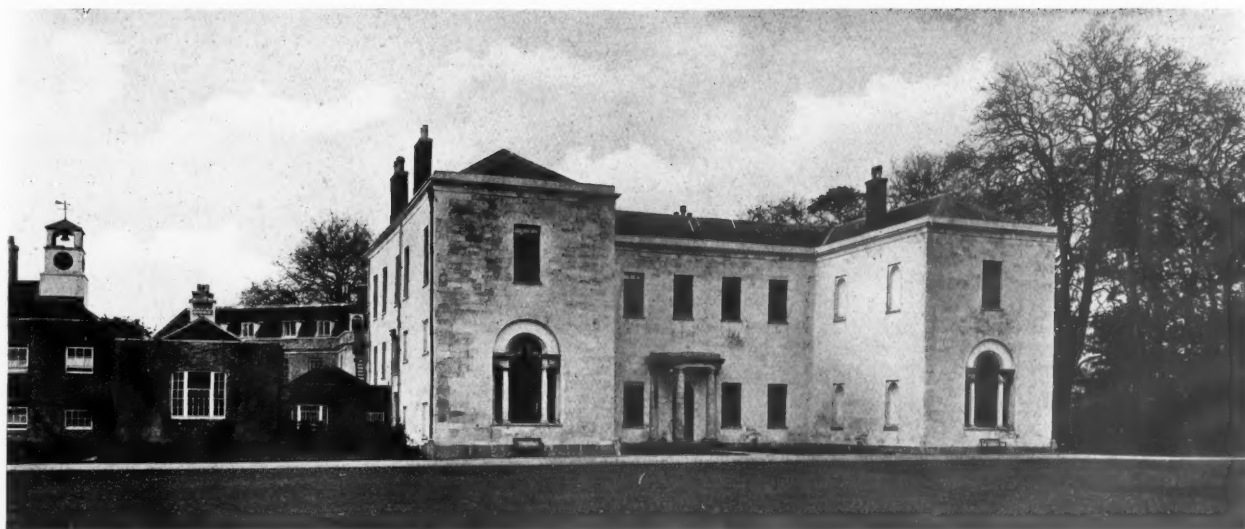
old Highdown manor, which became the centre of a racing establishment. Emilius Delmé-Radcliffe managed the Regent's horses and spent much time at Newmarket, until the Regent, quarrelling with the Newmarket authorities over the running of his horse "Escape," started the Bibury Club meetings, where Emilius used to ride regularly. When, on his father's



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13.—THE DINING-ROOM, LOOKING NORTH-WEST.

"COUNTRY LIFE."



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14.—THE SOUTH FRONT.

"COUNTRY LIFE."

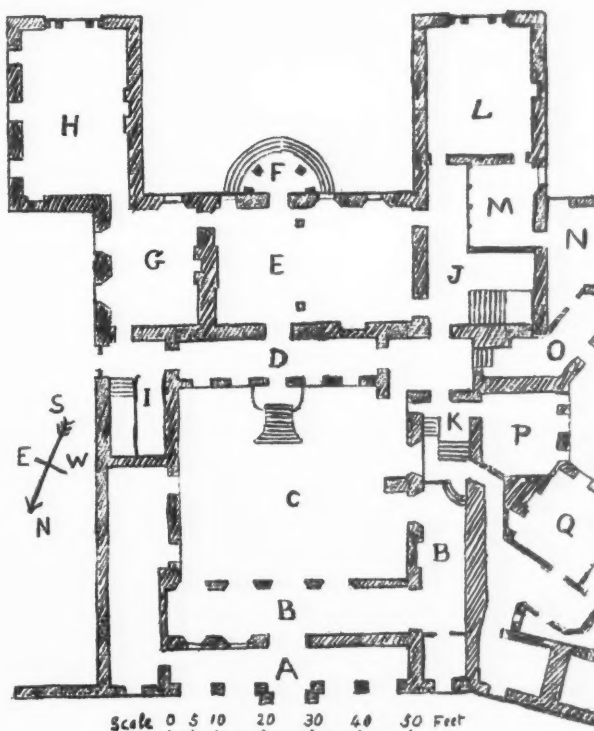
death in 1820, the Regent became George IV, the horses during the period of official mourning were run under the Delmé name, just as were those of William IV at his brother's death ten years later. The son of Emilius, Frederick Peter inherited his father's love of sport, and indulged in all its forms. Again from the "Victoria History," we learn that—

From the day when at Eton he caught the leviathan trout off the Cobbler he was an enthusiastic fisherman; as a game and a pigeon shot he had few equals—he on one occasion after a five days contest won the All England Stakes—and as a yachtsman he could hold his own against the best sailors of the day. He kept a few race-horses, and was a good amateur jockey.

At the Priory he kept and improved the pack of harriers until, in 1834, he became Master of the Hertfordshire Hounds, which position he resigned five years later from "ill health caused by his devotion to hunting in the winter and his anxiety over the publication of his well known work *The Noble Science*. But he hunted and rode well until the last year of his life." He also kept a hunting diary, which survives in manuscript, while his book remains a sporting classic, its full title being "The Noble Science or a Few General Hints for the Use of the Rising Generation."

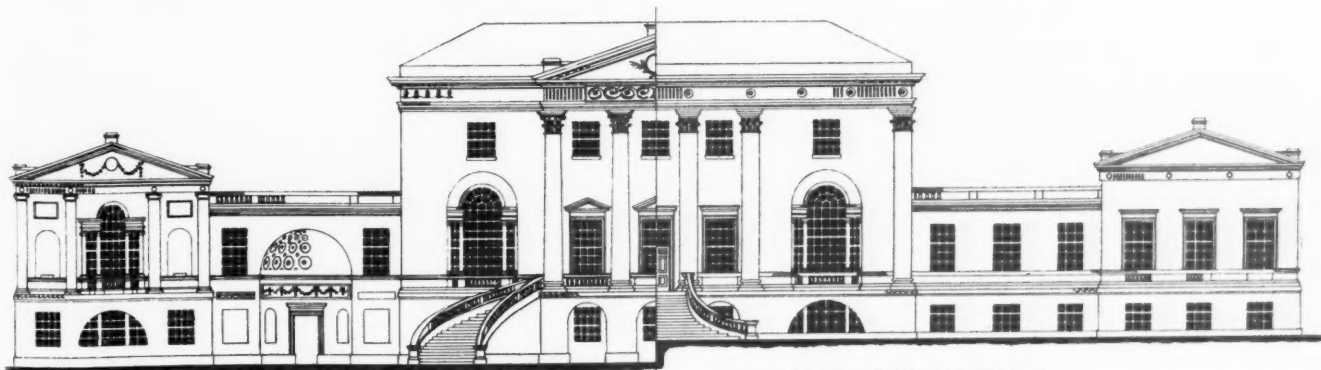
He also appears to have possessed the dramatic instinct of his Henry VIII ancestor. The music-room at the Priory was occasionally a theatre, where the owner would recite his own prologue and epilogue, and men of the first rank in literature, such as Bulwer Lytton, Charles Dickens and Mark Lemon, would take part as authors or actors or both. He was the first owner of the Priory since the days of Sir Ralph to have a long period of occupation. After holding the estates for forty-three years, he died in 1875, when his fourth, but eldest surviving, son succeeded him, but was himself succeeded three years later by his brother Francis. He was a sailor, while his elder brother had been a soldier, and his younger brother a parson. It is the latter's son who succeeded his uncle in 1916 and who has just completed the renovations of the Priory which we have described, and which have changed it from a somewhat gloomy, uncomfortable and unworkable house into one of great charm and convenience.

H. AVRAY TIPPING.



15.—PART OF THE GROUND FLOOR AS IT IS.

A, Stuart colonnade; B, B, mediæval cloister; C, court (originally cloister garth); D, entrance corridor or gallery; E, hall; F, portico; G, morning-room; H, drawing-room; I, east staircase, leading to east gallery and music room; J, west staircase; K, Jacobean staircase, leading to the west gallery; L, dining-room; M, servery; N, pantry; O, passage to offices; P, cloak-room; Q, business room.



HALF SOUTH ELEVATION

HALF NORTH ELEVATION

16.—ROBERT ADAM'S PROPOSED ELEVATION FOR HIGHDOWN.

THE WILD HUNTING DOGS of AFRICA

BY CAPTAIN W. D. M. BELL.



"THE DOGS WERE CLOSE UP TO THE TIRED AND BLEEDING ELAND."

THERE is, of course, no spring proper in equatorial Africa, but the season which most resembles our spring is that which follows immediately on the long dry season. Here, spring comes gradually, but there, it arrives in a night. One good downpour of rain and the world is changed. All plant life takes on a new aspect. Young grass and flowers with entrancing scents burst from the ground. The grey and grim-looking thorn bush changes to delicate green and golden haze. Everything starts growing with a sort of triumphal hum. Even the air changes. It sheds its skin-cracking dryness and its dust-laden haziness to become cool, moist and clear.

In the animal world the transformation is just as great. To the casual stranger a stroll of twenty miles through the bush in the dry season would convey the impression that it was almost lifeless. He would see a few dry-country hornbills see-sawing through the air, a few dik-dik, maybe, and a lesser koodoo or two. All the great game tracks would appear to have been made during the last rains. He would wonder where on earth all the animals which had made those tracks had gone. He would certainly not believe that all the animals which gladden his eye in spring were about him then. The fact is, the tracks are there, but the ground is hard and dusty, and the midday wind sweeps over them an almost impalpable covering, destroying the sharp-cut edges of a freshly made hoof-print.

Once the rains have fairly set in, pools of water are formed wherever the ground is sufficiently close to hold it. These pools become the centre of attraction for all the mud-lovers, such as wart-hog, bush-pig, rhino and elephant. For now there are myriads of flies, ranging in size from the tiny sand fly and the minute black bee, not more than one-sixteenth of an inch long, up to the huge stinging fly of an inch or more in length, which pesters man and beast throughout the day. Against these, mud would appear to be the only protection. They can penetrate the thickest hide with their brown steely-like probe. I have stood close to mud-covered elephant watching the stinging horrors busily scratching at the thick mud covering, trying to find a place for their stab. When, finally, they succeed, holding tight with all their patent gripping feet meanwhile, they launch the thrust with a convulsive heave of their bodies. If the down-penetrating lance encounters no nerve centre, suction is applied, and in a few moments the abdomen is filled with the host's life-blood; but if a nerve is touched, the host is electrified into action.

It is a wonderful sight at such a season to watch, from a hill-top, the great game at their ease. Dik-dik will be seen chasing each other, sometimes racing full split from one patch of sansivera to another. If in gerenuk country, these strange-looking antelope may be seen contorting their long necks in

the most fantastic way. Giraffe browse sedately on the fresh foliage, while in every pool some animal bathes. If elephant are about, most attention will be paid to them probably; but at such a time and in just such country that most beautiful of African antelope, the lesser koodoo, may be seen at home.

To my mind, no other animal can touch it for grace of form and movement, nor for beauty of colour when its delicate tints are closely observed. It presents a picture of scintillating immobility when at rest, perfectly camouflaged with its light stripes against the light thorn stems, its dark eyes sparkling with perfect health like the many sun-reflecting points about it; while, in movement, it is a flashing joy as it bounds through shade and sunshine, blending equally with its surroundings except for that tell-tale patch of white on the stern.

It makes one think that, perhaps, Nature found she had succeeded too well with the lesser koodoo's colour scheme, and, in order to save us from a deluge of them, had clapped a white hand to the fleeing stern. Or was it to enable its greatest enemy—after the head collector—the wild hunting dog, to sometimes capture, by the most strenuous and clever running, its swift prey? For, running koodoo in its native country by sight can be no easy task. The antelope can and does dive through the most appalling thorn thickets: thickets which must be avoided by anything shod with pads. Dogs must go round, and, maybe, it is just that fast-disappearing flash from the white stern patch that enables the chase to continue to its legitimate end. Or is it to afford the night prowlers a better chance?

Pyjalé and I once viewed a pack of dogs running lesser koodoo, I through a telescope supplied me by its makers in return for a goodly number of sovereigns, my companion through the lenses supplied him gratis by his mother. And I would not like to swear that I saw more or better than he.

We were perched on a hill-top and had searched the bush for elephant without success. This was not so surprising as it would have been had we not killed forty-four bull elephant in the last three days in the country lying around us.

Then Pyjalé pointed, and I looked at something surging along past our front. Getting my small glasses on it, there appeared a single dog, then behind him three others, then, well astern, a considerable number. They were all legging it hard. The sun was up and tongues were out. Then, looking for the object of their chase, I at last caught the koodoo in the field. He was a fine buck, and appeared to be going quite leisurely along, except that he seemed to be leaping a prodigious number of thorn thickets. Then, on sweeping the glass back to the dogs and again to the koodoo, it became apparent that they were not closing the distance between them, although the speed of the dogs seemed to be vastly greater than that of the buck. They, poor devils, were



"A PICTURE OF SCINTILLATING IMMOBILITY."

busy running round, while one flew superbly over the close but narrow thorn strips.

The chase led them across our front, and we had a grand view of it whenever an open bit was reached. Now the dogs seemed to gain ground, and then the koodoo would "lift" a dense thicket in a superb leap and give those dogs some exercise getting round. I was looking for the relay system in the

dogs' running, but this was not apparent. What did happen was a constant change in the leading dogs through thorns penetrating their pads. One could see the leader suddenly stop and bite savagely at its uplifted foot, and then on again. Meanwhile, such was the pace of it all, other dogs had passed on.

Hardly ever were their heads down, and only then when they had run round some unusually difficult bit of bush. The end of the chase we did not see, for the bush prevented it; but the impression left on my mind was that that wonderful buck was complete master of the situation. I would have put my money on him rather than on that scrofulous-looking pack, but Pyjalé said they were certain to have him.

On another occasion I saw the actual attack taking place. It was at some distance from me, but with powerful glasses and fairly open country my view was almost uninterrupted.

The prey was a large cow eland, and I noticed that she appeared to be in milk. What had happened to her calf I can only conjecture. As there were only a dozen or so dogs with her, and as this number was unusually small—for that part, at any rate, where one often saw several score of dogs in a pack—I think that probably her calf had been devoured early in the



"HE FLEW OVER THE CLOSE BUT NARROW THORN STRIPS."

chase, and that the unsatisfied ones had continued after the mother.

When the affair came within my view the leading dogs were close up to the tired and bleeding eland. They seemed fairly fresh, and yet not very anxious to close with their prey. Possibly they wished to still further tire her out. At any rate, the chase continued thus for some time without much happening.

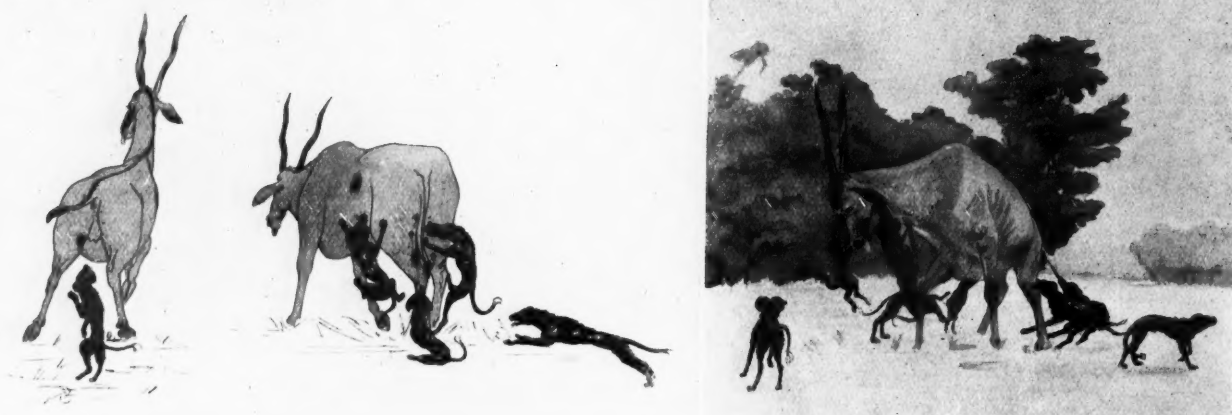
Occasionally the cow would launch a vicious kick at some dog as it dropped back with a chunk from the inside of her thigh, where the skin is thin and tender. I noticed that she was bleeding profusely from both hindquarters.

Meanwhile, more dogs arrived from the rear. Now the eland was staggering in her gait. With a lightning leap a dog fastened on a hind leg and clung to it, in spite of her efforts to get it free. He was, I take it, gnawing his way through the exceedingly tough leg sinew. Anyhow, when he came loose the eland was more or less anchored, and now completely at their mercy. They all took part now in a general attack. Her flanks were torn to shreds. One fastened on her throat. Her efforts to defend herself rarely got home. The poor thing was done. Presently she was dragged down and torn to ribbons.

It was early morning, and the scene around us lay calm and beautiful, except for the small area of the tragedy; the air fresh and cool, and game in countless numbers mixing in their play with each other in perfect harmony. It almost seemed that they were elated at the thought of one more night passed, at having at least one more day to live. Generally speaking, a killing as described above rightly belongs to the



"A FLASHING JOY AS IT BOUNDS THROUGH SHADE AND SUNSHINE."



THE LAST THREE SCENES BEFORE THE FINAL CURTAIN.

night; and I fancy that herein lies the reason why these hunts are so seldom witnessed. I have often seen packs of hunting dogs in the daytime, but they always seemed to be returning from a hunt. The apparent indifference shown by game to the presence of a large and scattered pack running through them by day would seem to confirm this. Just so

may one see game staring with curiosity from close range at lion returning by day from their nightly work.

It seems to be Africa's desire to show us her pleasant side under the intensest light, her abounding wealth of animal life of the most beautiful forms and colours, and to hide away in shame under the pall of darkness her other side.

COARSE FISH THAT ARE FIT TO EAT

AND HOW THEY MAY BE IMPROVED.

It is, perhaps, largely owing to the accident of the name rather than from purely gastronomic reasons that the so-called coarse fish have disappeared from English menus and cookery books alike. In old days, before the road system of the country was fully developed, fresh sea fish supplies were little known inland. Billingsgate was a market for the limited supply required by the capital, but, in the main, fresh-water coarse or game fish were the staples in the provinces, other than the big towns. In pre-Reformation times, the fish ponds were important annexes to the religious establishments, and—if legend is to be relied on—cookery was not a neglected art. To find equivalent conditions to-day one must travel to central Europe, where sea fish is seldom seen, and a good popular school of coarse-fish cookery still thrives. It must be admitted, though, that a fine carp from the Danube properly cooked—say, at the Restaurant Schoner in Vienna—is unlikely to be successfully reproduced in this country, where the carp are usually dyke or tank, rather than great river, fish. Nevertheless a very good dish of English carp can be dressed and eaten if due care be taken.

In addition to the normal run of fresh-water fish, there are a few brackish-water fishes, such as the flounder or salt-water visitors, such as bass and mullet, which are sometimes taken in nominally fresh water and which serve for the purpose of this chapter to reinforce the strength of the case for coarse fish.

A great deal depends on the surroundings or source from which the fish are derived. A basket of perch from a good, clean river are excellent, but the same fish caught in a muddy lake may have a mud flavour that the most skilled treatment cannot entirely mask. Fish caught in running water are inevitably better than those from ponds or dykes, even when the latter are of large extent and fed by streams. It is, however, worth noting that fish caught in the muddy ornamental waters of a large country house can sometimes be conveniently carried alive to a point where fresh, running water is available and may be left for a few days in a convenient tank or aquarium to "scour." In a few days the muddy taste completely disappears, and the fish are in perfect condition for the table. On the Continent this practice is carried farther and the fish are specially fed and fattened in their new surroundings.

Both carp and tench can be carried long distances wrapped in layers of wet newspaper, and can be set to scour in a tank or horse-trough where a running tap keeps up a continuous flow. Properly scoured and well cooked, these fish are excellent and a revelation to folk who have always deemed them inedible.

Taking the list of coarse fish alphabetically, we begin with—

Bleak. This little fish is seldom eaten in England, although I am assured that it is often included in a kind of "all-fish" *souche* prepared in cafés by the Seine. They are, however, best fried like whitebait or smelts—sprinkled in the pan with pepper and salt, and eaten with a dash of lemon.

Bass: A most excellent fish, and held by the French to be the equal of salmon. We usually make the mistake of cooking it too fresh, whereas it should, in appropriate weather, be split and hung for at least a day, which will give its flesh a chance to

"set" or harden up. It can be roast or baked with a herb and onion stuffing or done with mashed potatoes and a cheese sauce *au gratin*. Large bass are excellent cut in steaks and grilled like cod.

Barbel should be treated on the general lines laid down for carp. It is essential that it should be a "running water" fish if it is to be worth eating, and the roe should be carefully discarded. Small barbel are good fried, and the Dutch usually treat them served like gudgeon.

A barbel should be cooked thus: mix in a fish kettle half red wine (any cheap claret or Spanish rioja will do), and half water, to a depth enough to cover the fish well over. This depth must be adequate, or else, when the fish is added later, evaporation will have lowered the level below the necessary minimum. Add salt, thyme, parsley, bay leaf and pepper corns, cloves, a carrot and a large onion or two shallots cut in rings, simmer for three-quarters of an hour, then put in the fish and *keep the fire low*. Note that barbel is one of the few fishes where one uses red wine, in nearly all other cases white wine is used, or a quarter of the proportion of white wine vinegar (not English malt vinegar).

Bream should be cooked like carp, but is not so good.

Carp: The golden carp is thought to be the best variety for eating, and carp roe (soft) is held to be one of the most delicate dishes. It is in particular demand about Christmastime in middle Europe.

Grilled Carp: Marinade the carp in olive oil after cleaning and scaling. Grill and serve on a bed of spinach or, preferably, sorrell.

Fried Carp: Split like a mackerel, and marinade for two hours in a dish containing a tablespoonful of vinegar, a tumblerful of water, chopped onion, thyme, bay leaf, peppercorns and parsley. Remove, dry off, roll in flour, and plunge into very hot butter till done. The roe, if any, can be cooked in the same pan, but should not be dropped in until the fish is almost done.

Stuffed Carp Baked: Chop up three large mushrooms very finely, toss in butter for a minute, then pound up with the carp roe and an anchovy and a little butter. Stuff the carp with this, then bake or roast it, and serve with a hollandaise sauce or a very mild anchovy sauce.

Prague Carp: In the kettle or saucepan place a tablespoonful of butter and the same quantity of flour, stir to a brown *roux* and add enough beer to bring it to a cream-sauce consistency. Add an onion cut in rings, a teaspoonful of sugar and a handful of sultanas; bring to the boil. This sauce should be deep enough to cover the carp to three-quarters of its depth, and the proportion of the above items should be kept to if greater quantities are used. Cook the fish in the boiling sauce, take it out, reduce the sauce to about half and thicken it with a tablespoonful of gingerbread crumbs and some grated almonds.

This dish is held in high honour among the Bohemians, and is said to have been brought from either Egypt by the Jews or from India by the Tziganes. It is odd—but good.

Chub: Can only be classed as a semi-edible fish, and is not recommended. They can be split like mackerel, salted and peppered, hung in the sun all day and eaten cold for breakfast. Another way is to hew it in gobbets, removing the backbone and as many other bones as is practicable, and braise it

with spice, onions and lemon juice, serving it with a sauce made of its own juice and the beaten yolk of an egg.

Dace: Have all the drawbacks of the chub, but small dace, carefully scaled, can be fried and eaten. HUGH POLLARD.
(To be continued.)

CORRESPONDENCE

"MOUNT AND MAN."

TO THE EDITOR.

SIR,—I have received from a correspondent in China a letter about my book, "Mount and Man," some of the chapters of which first appeared in your columns, and if you can afford the space it will give me the opportunity of making an acknowledgment which is due, and I hope your readers will agree that the following extracts from my correspondent's letter are in themselves of considerable interest:

"I may perhaps be forgiven if I appeal to your sporting sense (sporting = fair), and make a suggestion. It seems to me that in explaining so well, praising and advocating the system, in the absence of a better and more comprehensive term known as the 'forward seat,' it would have been not only fair, but very interesting, to say a few words as to its origin. The system saw the light between 1896 and 1898 in Italy at Pineroli and Tor di Quinto, the two seats of our Cavalry School, thanks to the equestrian genius of Captain Caprilli (the man, by the way, whose jump over a single chair you rightly admire). His method, based on common sense and direct observation, was styled by him and is known in Italy as 'natural equitation,' because one of its fundamental principles requires the rider to allow the horse to use his limbs, balance himself, etc., as nature prompts him to, without the least interference direct or indirect from the man on his back. In 1901 Captain Caprilli's system, still practised only by himself, won the day by the all-powerful argument of success at an International Horse Show held in Turin. Soon after that it was officially introduced into the Cavalry School, and, in due course, led to the extraordinary success that attended the Italian team at the Olympia of 1908. Those results were, of course, at once attacked and minimised by British conservatism, who promptly defined it trick riding, circus stunts, etc. During recent years officers from nearly all armies, with the exception, of course, of those whose face had to be saved at all costs, attended our Cavalry School; officers from Spain, Sweden, Portugal, Argentina, Bulgaria, Yugoslavia, Russia (Colonel Rodsianko), Great Britain (Colonel Brooke and poor Dugdale), America (Lieutenant-Colonel Chamberlain and Major Barry), Poland, etc., a brilliant group of horsemen who have contributed to make the system known all over the world. Now that others have mastered the principles, that you have so ably contributed to propagate them through the English horsey world, now that unfortunately the exchange prevents our men from going to Ireland for their remounts, (the very best to be had), we see exceedingly good men of all nationalities adopting the system and reap well deserved success. Far from grudging them their victories we rejoice in them, as horsemen, but as a reader fond of historical accuracy, and also of course, as a proud Italian soldier, I feel it is a pity that neither you nor Colonel Brooke, in your respective books, did not find a single word to say as to the origin of this system and not even mentioned the late Captain Caprilli (who died in the saddle), whose name ought to have at least as prominent a place as Baucher's, La Guerinière's or Fillis. He is the man who thought out, applied and taught a system, the system, which is now being adopted all over the world, a method which you misname as Continental, when it is originally exclusively Italian. Trusting you will accept the above in the sporting spirit in which I write it,

I am, Sir,

Your obedient servant,

(Signed) M. THEODOLI.

Late 5th Lancers, Italian Cavalry."

I must own that I was in complete ignorance that the "forward-seat" was invented by Captain Caprilli; as a matter of fact, I learnt it myself in Belgium in 1901, in the very year in which Sr. Theodoli states that Captain Caprilli was still the sole exponent; and it may be that others used the "forward-seat" even earlier, even though they did not, perhaps, realise its revolutionary character. In any case, we are only too willing to pay tribute to a Cæsar

to whom tribute is due.—M. F. McTAGGART, Lieutenant-Colonel.

THE FATE OF THE IMPLACABLE.

TO THE EDITOR.

Admiralty, S.W.1.

October 19th, 1925.

SIR,—It is now, or never, possible to preserve as a permanent national relic, and for the holiday sea-training of boys, a ship which, with H.M.S. Victory, alone survives of the wooden ships of the line of the Trafalgar era. The old 74-gun two-decker Implacable is the only vessel of her kind left in existence. She cannot remain afloat without extensive repairs, and is now in dry dock in H.M. Dockyard at Devonport, but so sound is her general condition that a sum not exceeding £25,000 (twenty-five thousand pounds) is needed to refit her. The Admiralty cannot allocate moneys voted for the maintenance of H.M. Fleet to the renovation of a ship no longer on the active list; but the Board would be willing to execute the necessary repairs in H.M. Dockyard if the public will defray their cost. Unless, however, the requisite funds are subscribed, the ship must be broken up in a very few weeks, as the dock she occupies will soon be wanted, and what is both a unique national relic and the best possible vessel in which to teach boys something of their immortal heritage on the sea will be lost for ever. The Implacable was originally a French ship, launched, it is said, at Rochefort about 1789 as the Duguay-Trouin. She engaged H.M.S. Victory at Trafalgar, was subsequently captured by Sir Richard Strachan after an action in which she lost her captain, Claude Touffet, and 150 men killed and wounded; and became a ship of the Royal Navy. Renamed Implacable, she performed long and glorious service, in her last commission carrying a golden cock at her main truck as the smartest ship in the Mediterranean Fleet. Except for a few alterations, easily restored, the hull of the Implacable, including her magnificent stern, remains as it was built: solid, stately, an incomparable monument of the great age of sailing-ship architecture. One hundred and twenty years ago to-day this ship set sail to fight at Trafalgar, and we celebrate this week the anniversary of the battle in memory of the heroic seamen of two great nations: the Implacable fought both under the Tricolour and the White Ensign:

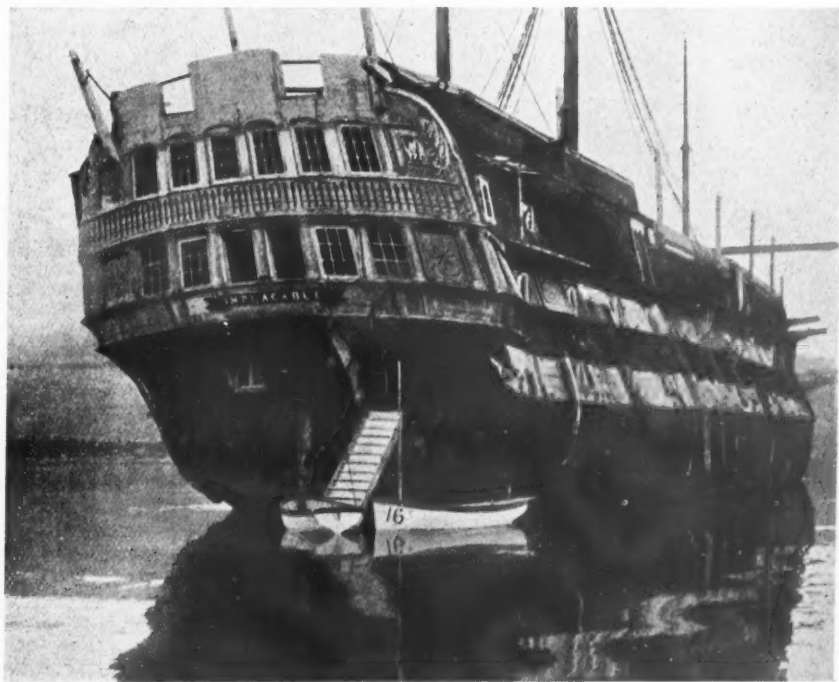
nor could there be a nobler inspiration, alike in her majestic beauty and her splendid history, for the boys of England. The ship, if saved, is to remain on loan at Falmouth to Mr. Wheatly Cobb, who has most generously maintained her at his own cost for the last fifteen years, and will be used under his direction as a holiday training vessel for Sea Scouts, Sea Cadets and other boys' organisations. These will, during their holiday on board, have good opportunity for acquiring the rudiments of seamanship under the most favourable conditions. Parties of about 250 can be taken at a time in this way during the suitable months of the year. The fund to be raised will be administered by a committee composed of Mr. Wheatly Cobb, Sir Owen Seaman, the Mayor of Falmouth, with Captain E. Altham, C.B., R.N., as secretary (Royal United Services Institution, Whitehall, S.W.1), Sir Vincent Baddeley, K.C.B., will act as treasurer, and subscriptions should be sent to him at the Midland Bank, Westminster Branch, Wesleyan Hall, S.W.1. I must repeat that unless enough money is subscribed the ship must very shortly be broken up.—BEATTY, *Chief Sea Scout and President of the Nautical Research Society.*

[While heartily endorsing the appeal mentioned in Lord Beatty's letter, we feel that such a project as the preservation of the Implacable for coming generations of our sailor race can stand in little need of recommendation to readers of COUNTRY LIFE.—ED.]

SOME BELIEFS ABOUT THE ROBIN.

TO THE EDITOR.

SIR,—Recently, I was told by a native of Staffordshire that, in certain of the rural parts of that county, there prevail some rather curious beliefs about the robin. One of these beliefs is that the three year old robins are invariably killed by those which are a year younger. This, apparently, is supposed to be nature's way of preventing the species from becoming too plentiful! Another strange idea is that if a robin be placed in water, the bright russet hue adorning its breast will fade. Even more curious is the belief that robins are immune from the attacks of predatory beasts and birds—not excepting cats and hawks! This immunity from molestation is stated to be due to the circumstances that the flesh of the robin has a bitter taste, which renders it unpalatable! —CLIFFORD W. GREATORREX.



THE IMPLACABLE AS SHE LIES IN FALMOUTH HARBOUR

"THE WINDMILLS OF SUSSEX."

TO THE EDITOR.

SIR,—Mr. Alan Phillips' article interested me greatly; but, at the same time, I must take exception to some rather misleading statements contained therein. He defines the "smock mill" as one which "rests and revolves upon a substantial foundation in the form of a brick or wooden house," and cites Clayton and Ringmer mills as examples. Now, this type of mill is known as the "turret post mill," *vide* "History of Corn Milling," Vol. II (Bennett and Elton); and many "tripod post-mills" have been converted to this type by building a "roundhouse" round the tripod. A "smock-mill" is of wood, six or eight sided, with a brick base varying in height from foundation level to a floor or so upwards; and the mills



HOLMER GREEN MILL, IN BUCKS.



AT FRISKNEY, IN LINCOLNSHIRE

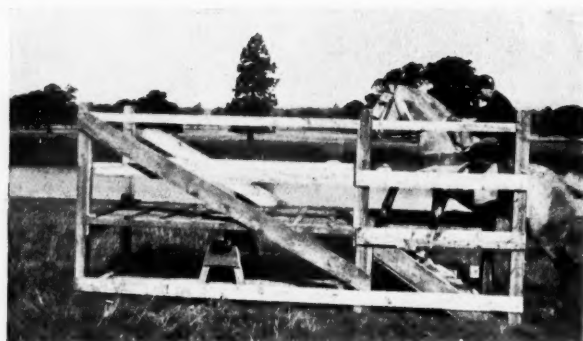
at Chailey Common and Rye, as shown in Mr. Phillips' article, are excellent examples of this type. Both these mills have the automatic winding gear or "fantail" on the "cap." This was invented by the Scotch millwright, Andrew Meikle, about the year 1750; but before this came, first, the mean type winder, still in general use in Holland, and then the pulley or "Y-wheel" type winder, both worked by hand, and illustrated in the accompanying photographs. The majority of post-mills using the "fantail" winder have had it added to the mill at a later date. Cross-in-Hand Mill is a good example. It originally stood near Dicker Common, and when it was moved to its present position an extra floor was added to the "roundhouse." It may also be of interest to know that the conical tree, shown in the picture of Chailey Common mill, is reputed to be the centre of Sussex. I enclose two

photographs of other windmills which you may care to publish. That of Holmer Green Mill shows the pulley or "Y-wheel" winder; that of the Friskney Mill the beam-type winder.—R. WAILES.

HANDY HUNTERS.

TO THE EDITOR.

SIR,—I enclose a photograph of a pony which won the Handy Hunter event in a children's gymkhana in Cheshire for children under fourteen. The requirements were: figure of eight, open and shut hunting gate, slip rails (the top to be taken down, the bottom one jumped and the top one then replaced), go up five steps on to a bridge and jump down the other end (which he is shown doing), jump a small gate. I think it may be of interest to some of your younger readers, who are beginning to hope for handy hunters in the Christmas holidays.—J. L. B.



THE WINNER IN A CHILDREN'S GYMKHANA.

CHINCHILLA RABBIT FURS.

TO THE EDITOR.

SIR,—I notice in your issue of October 10th an article on furs, in which the following sentence appears: "Perishable in colour, but most attractive . . . are cloaks of the new rabbit chinchilla." As the owner of a large chinchilla rabbit farm, which specialises in the production of first quality furs, I venture to protest against the statement that the colour is perishable. This idea is probably due to the fact that a large number of inferior skins are on the market, showing the pale grey or pinky brown tints which it should be the aim of breeders to eliminate. These defects are not due to deterioration, but to unskilful breeding, and consequent failure to produce the correct colouring. The correct surface colour is silver grey, strongly "ticked" with black hairs. The texture is soft and silky and, when parted, the fur shows clear rings of alternate silver and dark grey, passing into a deep silky grey-blue next to the skin. When these colour characteristics are combined with the proper density and length of coat, the effect is most beautiful and, to the best of my belief, perfectly durable.—VICTORIA A. PERCY.

[The writer of the article, to whom we have forwarded Lady Victoria Percy's letter, writes: "I had no intention of suggesting that rabbit chinchilla fur loses its actual colour in wear. The reference in my article was to the fact that, in common with real chinchilla, white rabbit and all other delicately coloured grey or white furs, it soils so soon, particularly in London wear, as to be practically 'perishable in colour' from the point of view of the wearer."—ED.]

SWALLOWS NEST IN ROOM.

TO THE EDITOR.

SIR,—I wonder whether the following may interest your readers. On May 18th a pair of swallows started to build their nest in my room, on the top of the curtain over my window.

Both the birds brought mud and straw in, and by May 27th the nest was finished, and that night the little mother bird was on the nest all night. By June 1st she had laid three eggs, and on the 17th I found a broken egg-shell on the floor and in the nest were three little swallows. In the daytime the parent birds were very busy feeding their young, at night one parent bird slept on the nest and the other quite close, as though keeping guard. On July 7th the young birds flew out of the window and returned that night to their nest, but not again. After two days the mother bird returned to the nest, again laid three eggs, and this second family has just flown, but unlike the first family, these little ones return to the nest each night, accompanied by their parents.—MARJORIE SCRIMGEOUR.

AN EXPERIMENT WITH WOOD LICE.

TO THE EDITOR.

SIR,—A year ago some Italian wood lice were brought over and liberated in my garden. They differed from the English variety in the darker groundwork of their bodies and the bright yellow spots ranged in rows down their backs. This year it was discovered they had increased in number, some of their progeny having the Italian colouring, others had the top half of the body a light, unspotted grey and the lower half the darker grey and regular yellow spots, though the spots were not so bright as those on the original pair. A prolonged search revealed no other colour combination. Some exceedingly handsome wood lice of a very brilliant black, which were brought earlier in the year from Normandy, and also placed in this garden, have, so far, been looked for in vain. This little experiment may be of interest to some of your readers.—OLIVE GWYNNE.

WILD SWANS.

TO THE EDITOR.

SIR,—I send you a photograph I took last holidays on the lower reaches of the Otter River in East Devon. The two swans are half wild, and have been known on the river for a long time. They had six cygnets three years ago, and this year they had six again. With some trouble I was able to stalk them and get this photograph.—E. P. W. STEBBING.



ON THE OTTER RIVER.



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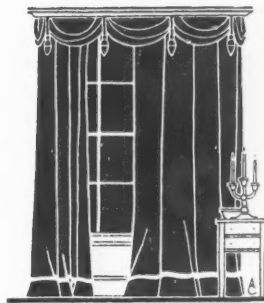
THE SUNSHINE PLAYGROUND



WHILE the gloomy days of the Northern Winter are steadily closing in, the radiant weather of the Southern Summer, with its clear skies and comfortable warmth, is at hand in South Africa.

If you contemplate wintering abroad, consider voyaging South this year. It is a pleasing change to spend Christmas in brilliant sunshine at one of the beautiful resorts on the South African coast. It is advisable to book early.

Consult the Publicity Agent, Union of South Africa, Trafalgar Sq., London, W.C. 2, and ask for free booklet "Seaside Resorts" (E.S.)



THE WINTER CURTAINS

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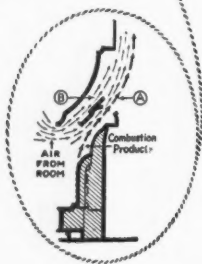
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SOME SMALL-HOLDERS' COTTAGES

WITH a Government policy of cottage holdings in the making, the design of rural cottages becomes again a living question. Their provision for the population working on the land has always been the most difficult part of our housing problem, for obvious financial reasons. No doubt working-class people in towns have objected strongly to pay such rents as 15s. to 20s. a week for post-war cottages of only five or six rooms—rents which, even so, are not economic, and involve Government subsidies. But when it comes to providing a home for a labourer,

must necessarily be administered in a tentative and experimental way over a wide area. This means that the cottages will be built in ones and twos, and that throws us back on normal traditional ways of building either in brick or in timber, and to a less extent in simple concrete methods. Their planning and design must, by the same token, follow the types adopted for the homes of small-holders under the post-war Land Settlement scheme, with the proviso that no outbuildings save a small and simple shed will be needed for the quarter-acre arable holdings, and something very modest for the housing of a few



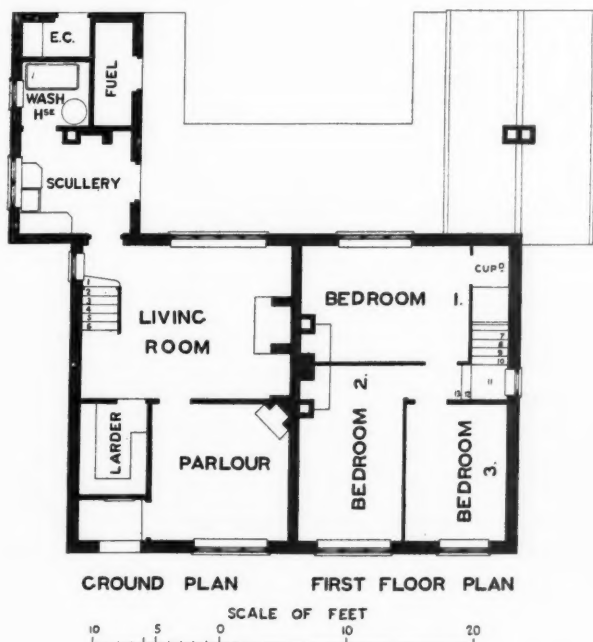
AN INSTRUCTIVE COMPARISON.

On the left, a pair of Hampshire County Council cottages for small-holders (designed by Major Roberts). On the right, a pair built by the local District Council.

who, by usage and the low rate of his wages, looks to pay no more than three shillings a week, the gap between annual rent and interest on the cost of building is impossible to bridge without a very substantial subsidy. In the field of urban housing some deliverance is now being wrought by the use of novel materials and improved, or at least alternative, methods of construction, but nearly all of them involve the principle of mass production. Practically all of the contractors who are operating these new methods refuse to look at anything short of a group of twenty-five cottages in one place; some of them cannot achieve the economies claimed for these systems unless a hundred are built. In the case of equipping a large small-holdings estate, on which there were few cottages when it was formed as a single unit, the difficulty is not so great, as perhaps twenty cottages can be built at once. In the case of the new cottage holdings, however, the policy

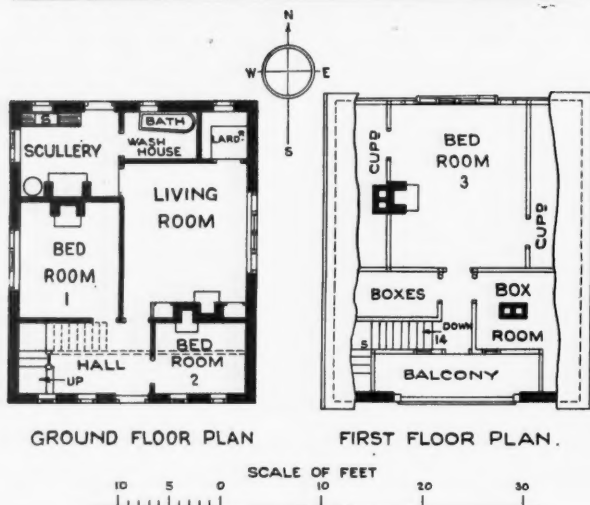
pigs or a cow in the case of the grass holdings which are also contemplated.

So far as the accommodation is concerned, the high hopes of building none but parlour cottages which filled so many reformers during the buoyant days of 1919-20 must be put aside. The finance of the five-roomed cottage is difficult enough and may prove insuperable. The extra cost of a parlour puts it out of court. But even if accommodation has to be cut down to the lowest limit of superficial area, consistent with a reasonable hygienic standard, there is no reason why the cottages should not be seemly in appearance. That is a matter of art, not of cost. Economy does not forbid the adoption of a design that shall follow local traditions; indeed, skill in the use of local material in a traditional way is more likely to achieve economy than the thoughtless employment of imported material. During the equipment of the County Council's small-holdings for ex-Service men, under the Land Settlement (Facilities) Act, the Ministry of Agriculture laid no less stress on seemliness than on economy. The Councils rose well to the occasion, and their cottages up and down the country are, with few exceptions, a credit to their architects. It seems useful, therefore, to record some of the results of a real effort to maintain the amenities of the countryside, especially as the efforts of individual builders of bungalows have, during the last two or three years, produced an outrageous rash of shacks of mean materials and worse design. Any policy of rural housing must be based on rigid

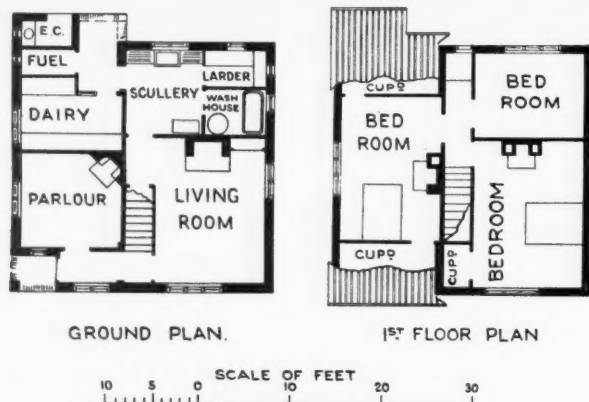


A PAIR OF COTTAGES AT HOLBEACH, LINCS., WITH BACK ADDITIONS.
(Ministry of Agriculture.)





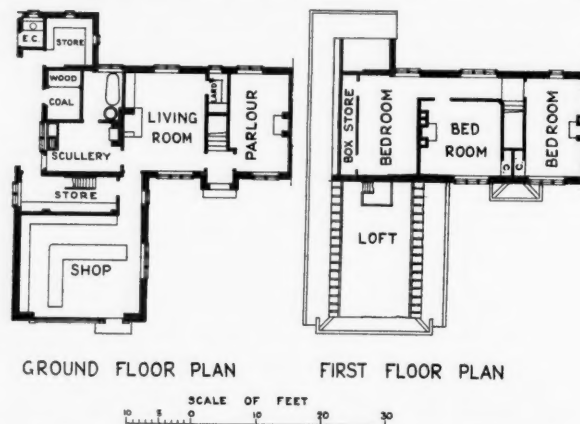
MATTINGLEY, HANTS: COTTAGE WITH SLEEPING BALCONY FOR DISABLED MEN.
(A. L. Roberts.)



RINGMER, EAST SUSSEX: SINGLE COTTAGE FOR SMALL-HOLDER.
(Mathews, Ridley and Pearce.)

economy, but a war must steadily be waged against the idea that economy inevitably means ugliness and meanness. Economy and seemliness are inseparable if they are cemented by brains. I have chosen examples of an unusual, rather than a normal, character in order to mark the fact that the essence of good architecture is fitness for purpose, and that standardisation will not meet rural needs, however feasible it may be in a mining village.

The first illustration points the moral. Here are shown on the left of the picture a pair of cottages built by the Hampshire County Council, to the design of their architect, Major Roberts, for small-holders. There is nothing striking about them, but they fit modestly and reasonably into the landscape, which is all that need be asked. On the right of the illustration is seen a pair of cottages built under the auspices of the local Rural District Council as part of a housing scheme. It may well be that the accommodation is as good as in the County Council's cottages, but what is to be said of the design? The proportion of the front is destroyed by meaningless horizontal stripes, the windows are needlessly ugly, and the roof planning is neither



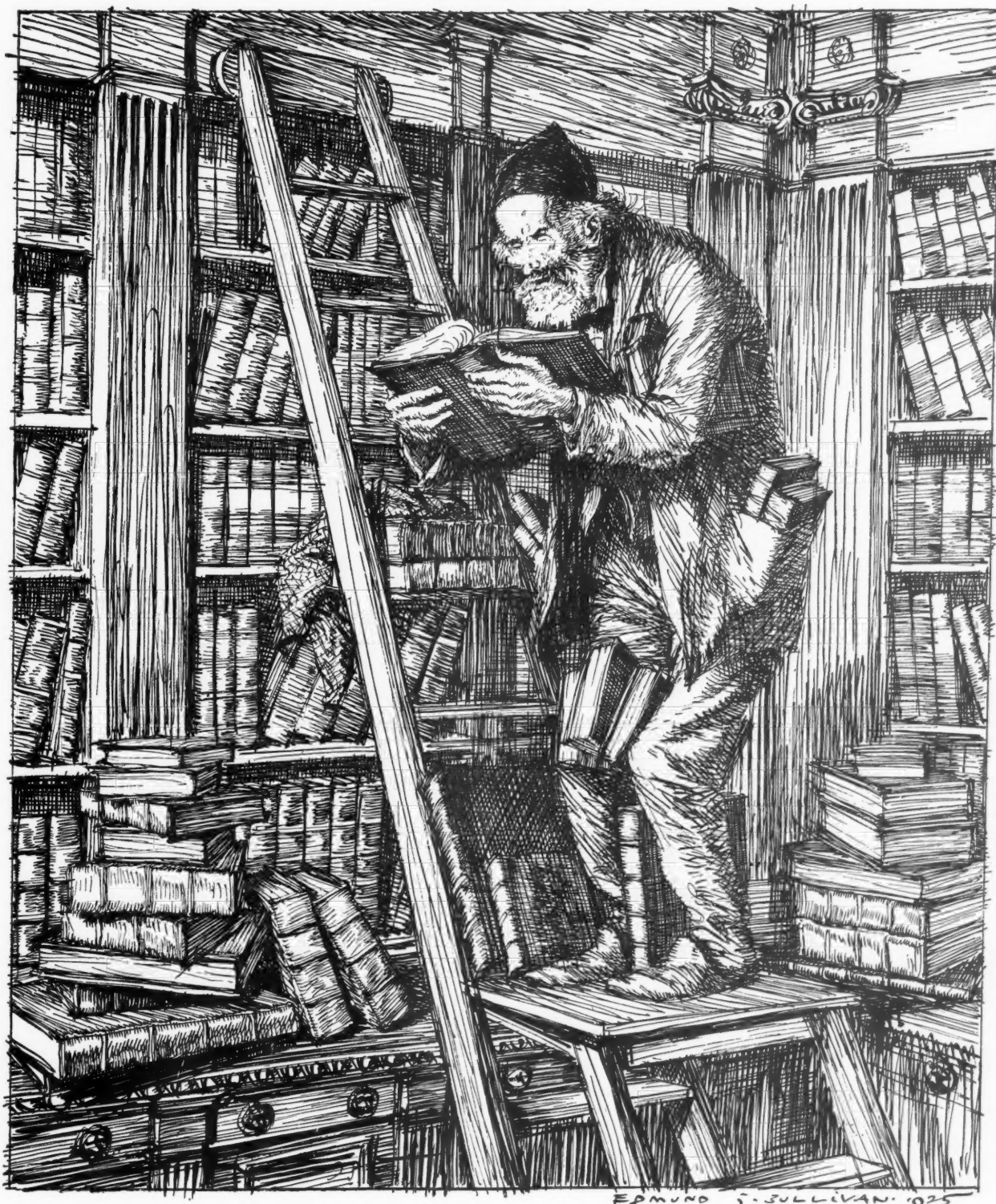
ROLLESTON, NOTTS: PAIR OF SMALL-HOLDERS' COTTAGES WITH SHOP, FOR THE MINISTRY OF AGRICULTURE.
(H.M. Office of Works.)

seemly nor economical. There could scarcely be a better picture of how and how not to build a pair of cottages.

The pair of parlour cottages at the Holbeach Settlement of the Ministry of Agriculture have a special interest. They owe their sound, but by no means ideal, form to the fact that previous cottages on the estate had been built of this back-addition type, and it was thought unwise to break away from it in new adjoining cottages. The older ones had no bath, but in the new cottages this is seen to be well provided as an annexe to the scullery, with the copper handily placed behind the scullery range. It is not good planning in a cottage of this size to have the staircase rising from the living-room, but here again it was inadvisable to make too marked a change. The internal front porch with the parlour door at right angles to the main opening is a desirable arrangement in so windswept a district.

The cottage at Mattingley, Hants, is of a special plan well worth recording, though it is of a type happily not widely needed. The County Council had to consider the case of ex-Service men, partly disabled by tuberculosis, to whom sleeping in the open air was a necessity. That explains the sleeping balcony, which, with the chief bedroom and a box-room, occupies the whole of the small first floor, the other two bedrooms being downstairs. The cottage is in effect a bungalow with the space in the high-pitched roof utilised to meet a special need.

The Sussex cottage illustrated is of interest as marking a detail of planning to be considered in those cottage holdings



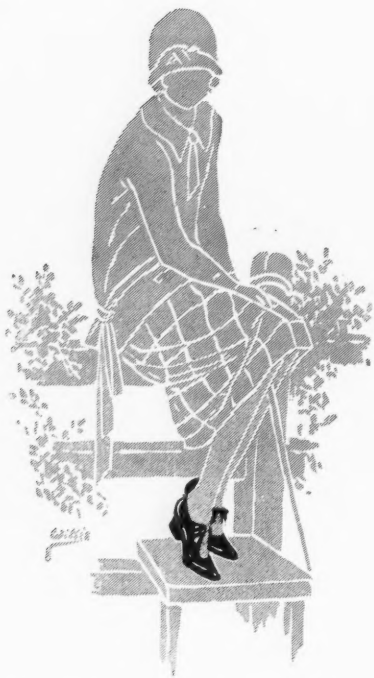
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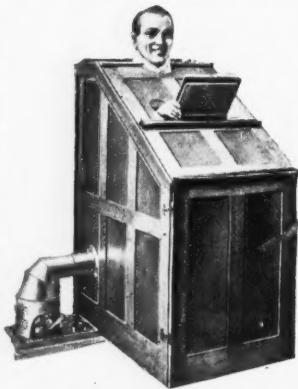
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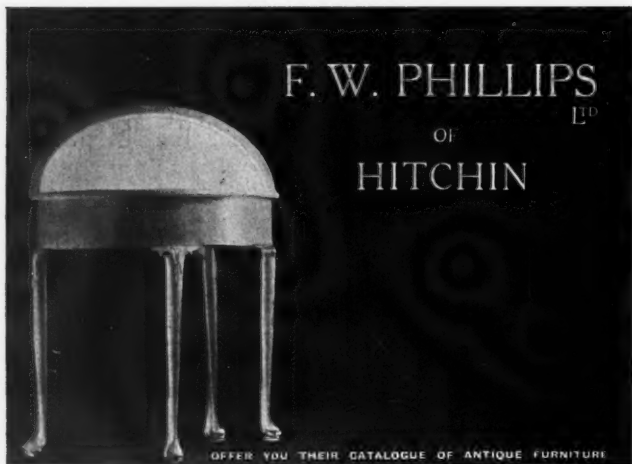
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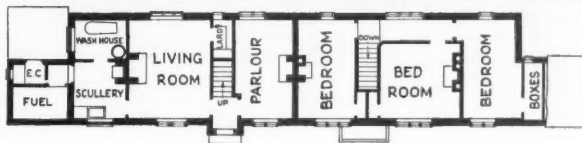
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which are to have enough land for a man to keep a cow or two. Assuming that a dairy is properly to be placed under the main roof, it is here planned well in relation to the scullery and well away from the living-rooms of the cottage. Its door opens on to an external porch, and not an internal passage. The plain white walls and the tiled roof give a pleasant effect.

Last of the examples, designed by H.M. Office of Works for the Ministry of Agriculture, are two pairs of cottages at the Rolleston Settlement. The Agricultural Committee's report on cottage holdings seems to contemplate that villagers, such as smiths and carriers, as well as agricultural labourers, shall have the benefit of a cottage and a piece of land. If this could be carried into effect, it would mean a wider amelioration of village life. When the equipment of the Rolleston Estate was under consideration there was a need for a village shop, and a suitable ex-Service man willing to run it, in conjunction



GROUND FLOOR PLAN FIRST FLOOR PLAN
ROLLESTON: PAIR OF SMALL-HOLDERS' COTTAGES.
(H.M. Office of Works.)

with a small holding. The plan on page 646 shows how well the left-hand cottage of the pair was arranged with the shop projecting towards the road as a single-storey addition to a normal cottage plan. The interest of the other Rolleston pair (without a shop) is in the planning. Broadly speaking, all simple cottage plans fall into one of two categories, one-room deep and two-rooms deep. The Rolleston cottages belong to the former. The advantages are obvious; the parlour, the living-room and two of the three bedrooms are windowed on two sides, and thus catch what sun there is and are readily ventilated. Such rooms, however, are apt to be cold, and there is the overwhelming objection that an attenuated plan of this type means a greater proportion of external wall, and, therefore, higher cost for every foot of effective floor area in the cottage. But, on the grounds of appearance, there is everything to be said for this type, the long roof line being very attractive.

LAWRENCE WEAVER.

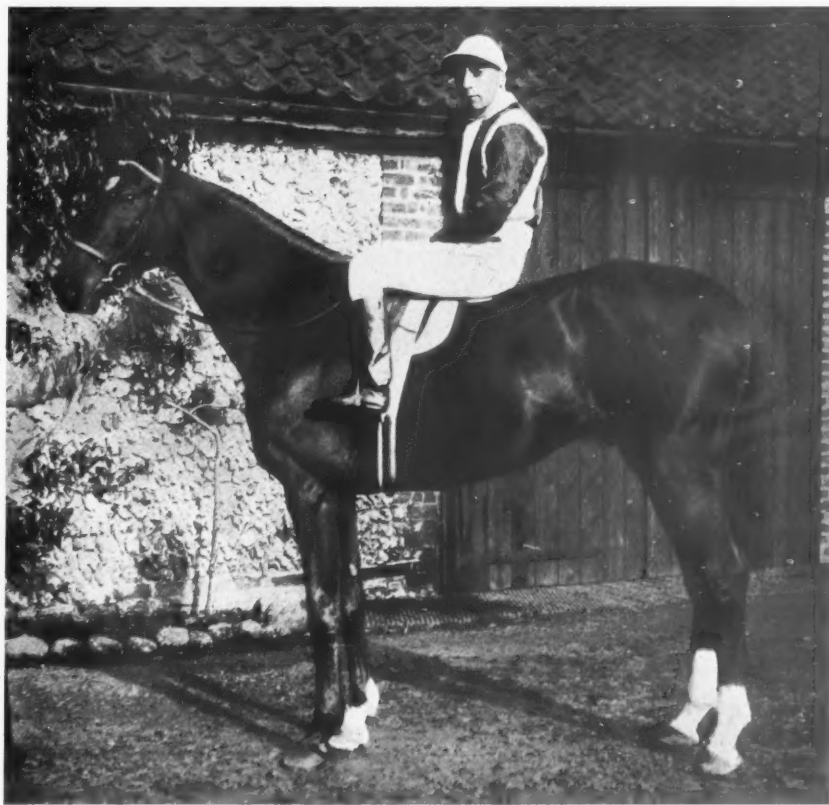
CESAREWITCH WEEK

CESAREWITCH week at Newmarket yielded uncommonly well and in that sense was highly entertaining. The race for the Cesarewitch itself was, by comparison with many other events, dull and matter of fact. Over thirty horses went to the post, including a number that can never contribute to the improvement in the breed of the British thoroughbred for an all sufficient reason. The actual favourite, Lord Derby's Mandelieu, is a gelding. So also is the winner Forseti, the property of Mr. A. K. Macomber, who has big racing properties in his own country of America, in France and in England, but especially in France. As we watched the big troop leave the paddock and find their way to the distant starting post there seemed to be an endless procession of them. At Newmarket, at least, we are spared those ridiculous parades which do so much thoroughly to upset horses that are trained for racing and not for ceremonial display. The runners came back in something like mass formation across the long expanse of flat, and only when there remained another two miles to go was there a rapid thinning out. One must agree with the evidence of this race that, while there are fair numbers of horses that can get two miles, there are very few indeed that can get anything over that. Thus it was that at the Bushes landmark, which leaves something under two furlongs still to go, such fancied ones as the favourite, Mandelieu, Winalot and Vionnet had had enough.

Winalot clearly did not get the distance, but up to the point when he collapsed he was doing well. That observation may apply to others, but then this particular horse was carrying a lot of weight. By finishing fourth Mandelieu did best of the fancied ones. Dumas and Bellman did badly. As they entered upon the last grinding phase of the race there were only two in it—Confirmation, belonging to Mr. Siegmund Cohen, and Forseti. The latter, however, got his race won just as the Dip was reached, from which point there was never the slightest doubt about his win. He did, in fact, go on strongly to have a length and a half to the good of the grey three year old Motley, belonging to Mr. P. Ralli. This horse came on the scene rather late and running rather wide of the rest. All going well

with him, he will be the one to bear in mind for another such occasion.

Let me now turn to incidents at the meeting of far more importance where the future is concerned than the Cesarewitch, which has little more than a speculative appeal. The running of the two year olds was of exceptional interest. A week or more ago one would not have hesitated to mark down the Middle Park Plate as a racing certainty for the supposed best of his year—Lord Woolavington's Coronach. He was so regarded when the time came for the numbers to go into the frame, and it was seen that he had only two opponents. They were Sir Abe Bailey's Lex, who had finished no nearer than fourth to



W. A. Rouch.

FORSETI, H. BEASLEY UP.
Winner of the Cesarewitch.

Copyright.

Coronach for the Champagne Stakes at Doncaster, and Lord Glanely's Tenacity, whose form could on no sort of reasoning be exalted to this top class. How, then, did it seem possible for the crack to be beaten?

They betted accordingly. I do not suggest that the person of limited means wagered at the impossible rates of 7 to 1 on, but that certain of the professional backers did so is a sure thing. It is their business to make big outlays for comparatively small returns if they can satisfy themselves that there is "no danger." Alas, for human calculations in these matters and the frailty of the flesh and blood of our thoroughbreds! Coronach, to the consternation of every onlooker (except, perhaps, Sir Abe Bailey) succumbed by a neck to Lex, who thus won a stake totalling nearly £4,000 for his owner.

Apple Sammy was not seen out during the meeting. I fancy his last race of the season will be next week for the Moulton Stakes. His trainer, however, won two important events with two year olds, and especially would it gratify him that at the first time of asking, Legatee, whom Mr. J. S. Courthauld bought on his recommendation for 9,100 guineas, should win the Alington Stakes of six furlongs. The late Sir Edward Hulton paid over 6,000 guineas for Legatee, who is by Gay Crusader from Love Oil, as a yearling. When, after his death, his bloodstock was dispersed, many bidders were after Legatee, including Stanley Wootton, who had started training him and knew of the exceptional promise he held out. It required big money in the circumstances to buy him, and Mr. Courthauld dipped deeply into his moneybags. He won by three lengths, which was brave showing for a debutant, even though, judging from the capacity of those behind him, the form was not necessarily first class. Still that may come, as there is still much improvement in him. He is, of course, out of the classic races, those nominations having been voided when Sir Edward Hulton died.

Lord Woolavington's Legionnaire had little to do to win the Clearwell Stakes. A great pity it is that he has gone wrong in his wind, for he is a colt of exceptional quality and very much like his sire, Phalaris. I am much afraid he will have seen his best day as a two year old. I wonder why he should have "gone" in this way. He has had no illness, but, on the other hand, the very best of care and training at Beckhampton, while I cannot trace any connection between his roaring (it is scarcely roaring yet) and his very fine breeding. This was Lord Woolavington's only winner at the meeting. Monk's Way ran a great colt for the valuable Suffolk Nursery, and only failed by a narrow margin to give 20lb. to Lord D'Abernon's Donnina, a charming brown filly by Grand Parade from Donnetta. Time will show what a very good performance this was on the part of the loser, who I expect to find in the top class as a sprinter as he gets older.

With Granada Mr. Hornung won the Second October Nursery, this being a brown filly by Buchan from Grania, the dam of Granely, who won a Lincolnshire Handicap. She cost 1,500 guineas as a yearling, having been bred by Mr. Ernest Bellaney. But what probably gave Mr. Hornung more pleasure was winning the Lowther Stakes with Buccellas, who beat Cross Bow at level weights and gave 20lb. to the much fancied St. Napoleon, belonging to Mr. S. B. Joel. This augurs well for the four year old career of Buccellas, a big colt that has been very slow in acquiring strength commensurate with his big frame. Mr. Hornung, by the way, has just been elected a member of the Jockey Club, an incident which has given the greatest satisfaction, as also has the election at the same time of Mr. Anthony de Rothschild and the Hon. Charles Lambton.

Karra won the Cheveley Park Stakes for two year old fillies, but only by a head from Pillion, who was giving 10lb., and on this form is quite clearly the better. Karra, however, has plenty of growth and development and looks the sort to do better as a three year old than at her present age. She is by Hurry On, who gives the size, from Allash, a Sledmere Stud mare that bred a good class two year old in Trash, but produced little of any account afterwards. Her yearling of this year is by Swynford, a filly of possibilities, but having a bad dun colour. Finglas, who won the Prendergast Stakes, is just a medium-sized bay colt by the French sire, Bruleur, from an English bred mare named Fair Simone, who was smart when she was raced in this country as a two year old for M. de St. Alary. Moti Mahal had an extremely simple task to win the Bretby Stakes for two year old fillies, and so far as one can judge at the moment the three year old fillies of 1926 are going to be "miles" ahead of those of that age in 1925. Not for years has there been such a poor and lean year for three year old fillies as Saucy Sue, the winner of two classic races, reminded us after both Conquistador and Warden of the Marches had last week finished in front of her for the Royal Stakes of a mile and a quarter.

I have left myself little space in which to deal with the doings of the older horses. Perhaps the only three I need mention are Pharos, Picaroon and Twelve Pointer. The first was beaten by his only opponent in Picaroon (in receipt of 7lb.) for the Champion Stakes. There was only half a length in it at the finish, and it was inside the last fifty yards that Picaroon showed himself possessed of the better stamina. It was a great occasion, proving that Mr. Cox's colt is going to be a most formidable rival to Solario next year.

Twelve Pointer won both the Select Stakes and the Challenge Stakes, the one of a mile, the other of six furlongs. In the Select

Stakes he made hacks of the opposition, while in the shorter event he beat the crack sprinter at his own game. In the circumstances I confidently look forward to this fine horse winning the Cambridgeshire under his big weight of 9st. 5lb. for the second year in succession. Verdict (meeting him on 15lb. better terms than last year), and Conquistador (back to form), must represent some danger, but Twelve Pointer is entitled to be favourite at the time of writing, whatever fate may be in store for him in the race.

PHILIPPOS.

ON DEALERS

ANORTH Country cattle dealer of to-day must be a blend of rough wit, jocosity and indifference. There should be no fellow in the mart who cares so little that prices are high or that lots are either large or small. To meet his commitments the dealer must purchase a truckload of sheep to-day, but he never shows the least sign of interest. Indeed, the tobacco which is rather damp and the matches which will blow out are matters of far more significance. The coarse old ewe which he would not buy for ten bob comes in for careful handling of wool and meat; he seems to ignore the prime fat lambs which he must have if the price be at all possible. And he has rivals to consider; other dealers may have to bid high indeed to fill their contracts.

And the dealer is for ever enquiring from the auctioneer whether there are no more calves left in this benighted countryside, but that official knows full well that Anthony would not know what to do with such an animal, except at knock-out prices, this week. Anthony, the dealer, is a man of flesh and of mark. In younger days one has known him "tak' hod" with another fellow of vast girth and try a fall on the fair ground. "Best o' three—nay, nay, best o' yan," he puffed, as he deftly inside-clicked the fat butcher. The man down had no desire for another tussle. "Nay, nay, I'll hev to train doon a bit afore next time, Anthony."

The market train is always crowded. Anthony's eighteen-stone equally always gets a seat. Personally, I prefer that he should; he is rough-humoured and apt to allow a wee jolt of the train to tip him on to the knees of some unwary traveller. "Sorry; the train clicked, and I had to come over." On such an occasion the talk turned to railway fares. A wee shrimp wedged next Anthony's solid elbows chirped:

"I think the companies should charge by weight on this train."

"Aye, aye, that they sud; but it wad be a bad job for thee."

"Nay, nay, Anthony; it's thee as would ha'e to pay excess."

"Like eneuf; but thee, thou bit of a nazzard, why, man—cush—they wadn't stop to pick thee up. It wodn't be worth while."

Jocosity is a great asset for the dealer—he becomes hectic when trade is bad and his credit is being shattered by a series of bad weeks. Anthony may have a steady commission from some wholesale butcher, but it's never enough; he must indulge in an extra trade to make business worth while. He takes bargains which George, who is quite another sort, turns aside. George has a smile whether business is good or bad, but he never banter the farmers. "One of us on that game is quite enough." Anthony will start off the bidding for a pen of fat lambs when the auctioneer has rattled off his formula, "What shall I say for these, gentlemen, fifty, forty-five, forty. Well, for a quick bid, thirty-five."

"I'll gi'e thee ten bob apiece if there's thirteen to the dozen."

"Now, Anthony, thou knows they're from a good farm, Whelprigg in Kentmere."

"Er they, noo; they're hungry folk in Kentmere; I'll ha'e to mak' it eight bob apiece."

But when the auction gets down to real business, the dealers are watchful of each other and bid rapidly. It takes a keen eye to watch one out-signal the other. A hat brim tips slightly as the auctioneer rattles on, never pausing for breath, and then "Are ye alldun"—smack, and down goes the lot to one who has scarcely seemed to take nodding notice. "George, at 45s."

This may be an exact picture of northern cattle dealers. The lines are the same in the men who buy stock in the vales of Wales, in the glens of Scotland, and at the cross-roads in ould Ireland. Always, they mask their keenness with sublime indifference; to show an eagerness or satisfaction in handling sheep or cattle would be a crime, for the market would instantly take the cue that prices are on the rise. A nice calf bought at top price—five guineas—in a remote Lune village was sold at Kendal for eight guineas three days later. "Nay, nay, there's nowt in dealing," avers Anthony. "Half the year when prices are going down we are at a loss."

"Aye—and the other half you coin money."

"Nowt o't' soart; it's often a hard job to meet expenses after all."

W. T. PALMER.

"Good for us both, darling"



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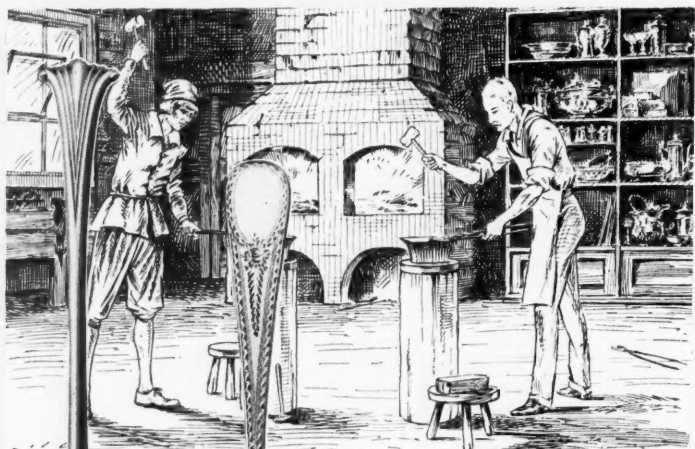
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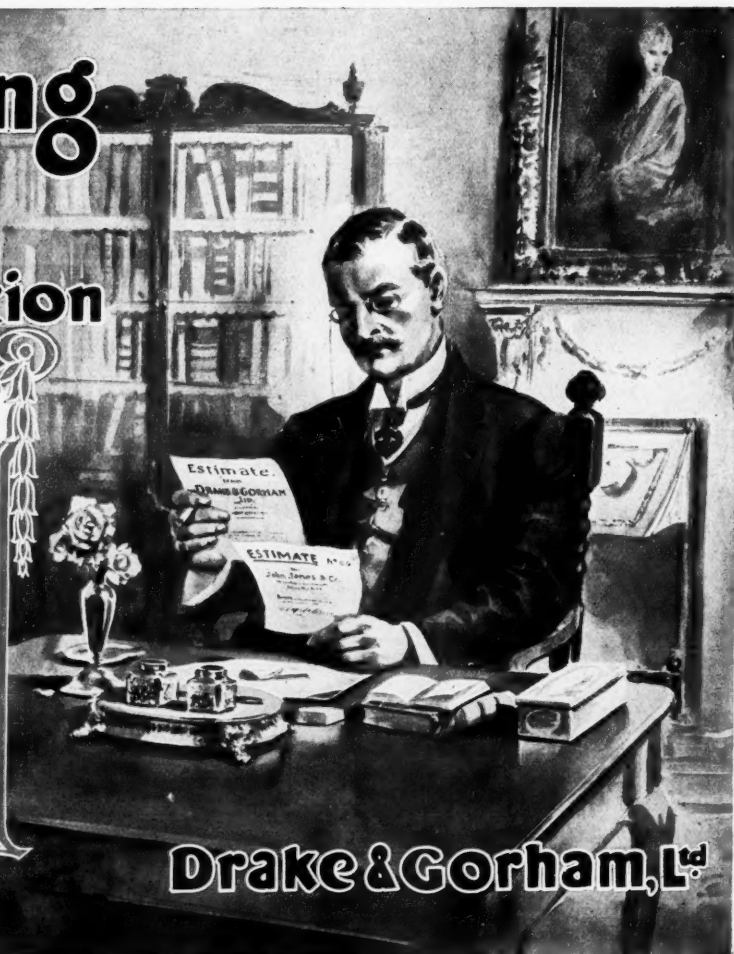
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THE ESTATE MARKET

A BUOYANT TENDENCY

THE turnover in more than one week recently has exceeded a million sterling. Of course this has included purely investment properties, for which the demand seems inexhaustible.

A very strong tendency is seen on the residential side of the market, for not only are the sales actually accomplished evidence of the fact, but the negotiations in progress for a good many first-rate estates reveal a gratifying degree of confidence in the future of agricultural interests, as well as determination to acquire fine country houses of almost every type for personal occupation. Building land, long "a drug in the market," is now eagerly snapped up everywhere. Although, perhaps, outside the sphere of these columns, it may be allowable to mention that the offering of as many as fifty licensed houses at a single auction—in Birmingham a few days ago—yielded a sum of over £105,000, after bidding that accounted for every lot. It is mentioned only as symptomatic of the general tone of the market, for not very long ago licensed premises were by no means easy to deal with. Real estate of all sorts is now recognised as one of the best channels into which to put capital, and everything finds a buyer.

LORD LEVERHULME'S "BUNGALOW."

ONE of the late Lord Leverhulme's fine freeholds will come under the hammer of Messrs. Knight, Frank and Rutley at Manchester on November 5th. It is The Bungalow, with 45 acres at Rivington, a few miles from Bolton. The furniture and works of art are to be sold on November 9th and following days. The building was begun in 1914 and completed in 1923, of stone, with concrete and asphalt roof. It is approached by three carriage drives, each with lodge entrance, all of which terminate at the gravelled forecourt on the south front. The house occupies a delightful position on one of the highest points in Lancashire, about 1,000ft. above sea level, and commands extensive and picturesque views over Lever Park and the surrounding country. The grounds include three Japanese tea-houses and an ornamental lake 8ft. in depth with concrete base, in which flamingoes, swans and wild duck have found a home. This lake can be lowered by means of a penstock to flood the waterfalls in the terraced gardens on the opposite side of the road. The grounds on the west side of the roadway intersecting the property are approached by a bridge, and are laid out in five terraces with winding stone steps as a means of communication from one to another. A series of miniature waterfalls, having a fall of about 350ft., are a special feature of these gardens. On the second and fourth terraces the watercourse is spanned by bridges. At the north of the bungalow is a pigeon-tower with a series of cotes, measuring approximately 250ft. in length, the homes of hundreds of pigeons.

Sutton Hoo estate, Suffolk, which is to be offered by Messrs. Knight, Frank and Rutley and Messrs. Stuart Hepburn and Co., at Ipswich to-day, includes part of Woodbridge golf course, and there is a private practice golf course. Besides the mansion there is a secondary residence, Little Sutton Hoo, comprised in the 1,182 acres.

Rosetta, Peebles, has come into the market, and Messrs. Knight, Frank and Rutley have been instructed to offer it by auction. It is just beyond the town and extends to 69 acres. The house was built in the early nineteenth century by Thomas Young, M.D., who changed its name, Acrefield, to Rosetta, in memory of his service in Egypt under Sir Ralph Abercromby in 1801.

A GROUP OF GOOD SALES.

LAMBOURN Training Establishment has, early this week, been sold by Messrs. John D. Wood and Co. Such well known men as Robert Peck, Harry Bates and Chandler trained on the gallops. There is accommodation for over fifty horses. The gallops extend to one and a half miles, and the area of the property to 465 acres. The firm has a Jacobean house, Boxhampton Manor, at Lambourn for sale, with electric light and other modern requisites, and long gallops, and the price is £5,000, freehold.

Sir John F. Payne-Gallwey, whose family has held the Yorkshire estate of Thirkleby since the year 1560, has very successfully sold, through Messrs. John D. Wood and Co.,

about 1,200 acres of the outlying land, the second or third such sale there by them in the last four or five years. Thirkleby Hall and the park, near Thirsk, are not definitely in the market, but it is believed that an offer for them might be considered by the trustees, either to sell or let. It is an Adam house, where, on at least one occasion, James Wyatt, Adam and Wedgwood engaged in professional consultation. Virtually all the village of Great Thirkleby has now passed under the hammer of Messrs. John D. Wood and Co.

The firm has, in the last day or two, disposed of town houses, among them No. 15, Upper Grosvenor Street, a house of twelve bedrooms, with private garden, near Hyde Park; No. 70, Park Street, a Georgian house rich in panelling; No. 19, Montagu Square; and, to a client of Messrs. Wilson and Co., No. 43, Green Street. No. 12, Little Stanhope Street was sold before the auction last Wednesday.

Major J. Despencer-Robertson of Netley Park, Gomshall, is the buyer of Wilbury Park, near Salisbury, from Sir Harry Malet, a sale mentioned in these columns a week ago. The area was not correctly stated in the notification sent us. It is 925 acres, and includes most of the village of Newton Tony and the lordship of the manor. Messrs. Duncan B. Gray and Partners acted for Major Despencer-Robertson, and Messrs. Alfred Savill and Sons, in conjunction with Messrs. Knight, Frank and Rutley, for the vendor. Wilbury is a Jacobean seat with interesting additions of the time of Queen Anne, and much excellent Adam work. It is one of the earliest examples of the Italian style in England.

Within a few days of the completion of the contract, building has been begun on the Byron Orchard estate, which has been sold by a Carshalton firm, Messrs. Stanford and Co. The agents for the purchasers are Messrs. Duncan B. Gray and Partners, who are to supervise the development of the estate, and have got out the plans for 200 houses and over a mile of new roads.

GAEKWAR OF BARODA'S SALE.

FOR His Highness the Gaekwar of Baroda the Russells Estate, Watford, has just been sold by Messrs. Maple and Co., Limited. His Highness having found that his engagements precluded him from spending what he regarded as enough time on the estate to make it worth his while to retain it. The permission granted by the Maharajah to the Bath and West and Southern Counties Society to hold their annual show in a part of the park next May is not affected by the sale.

Following their sale of the house Messrs. Maple and Co. are early next month to disperse the contents of the Pagoda, a Blackheath house, built by the Duke of Buccleuch in 1736 and used by Queen Caroline. There is a good deal of fine old china in the house and works of art that make the auction of special interest.

Two Burgess Hill properties, Wyberlye and Woodleigh, and part of the Old Corner Hall at Boxmoor, have been sold by the Tottenham Court Road agents, who have jointly with Messrs. Ewbank and Co. disposed of Drynham, Otlands Park, a modern residence, half timbered, for £7,400. There are about 3½ acres with the property, and it was purchased by Messrs. Ewart, Wells and Co. for one of their clients.

Mr. Ernest Newton, R.A., was the architect of High Close, Wokingham, one of the most important residences to be submitted at St. James's Square next Tuesday by Messrs. Hampton and Sons. It is in the Georgian style, 220ft. above sea level, and the entire freehold is of 8 acres. He built High Close twenty-one years ago, and it was enlarged in the early part of the year 1914. The grounds were laid out by the late Mr. Goldring of Kew Gardens. They contain a Dutch garden enclosed by yew hedges, and having a stone path leading to a high stone garden ornament and a circular recess for seats. A raised grass terrace along the west boundary with flower-beds, and broad herbaceous borders cut out to form bays has a background of shrubs and trees and clipped standard box trees. For sale on the same occasion are The Grange, Wraybury, a freehold Elizabethan residence and over 6½ acres; also two meadows of over 4½ acres,

with extensive frontages, in one or two lots; Barnfields, Haslemere, an artistic freehold with gently sloping well-wooded gardens and paddock, in all over 5½ acres; The Orchard, Ashstead, a freehold residence and gardens, of just over 2 acres; and other properties.

Busketts, Woodlands, Hants, adjoining the New Forest, was offered by auction by Messrs. Woolley and Wallis at Southampton, but is now for sale by private treaty.

Springhill Estate, near Broadway, on the Gloucestershire and Worcestershire borders, comprising an area of 1,681 acres, including three farms (mentioned in the Estate Market page of COUNTRY LIFE last week), was purchased by a client of Messrs. Collins and Collins for private occupation. The handsome stone Georgian residence occupies one of the highest positions on the Cotswold Hills, being nearly 900ft. above sea level. Messrs. Bruton, Knowles and Co. acted for the vendors.

The importance of the building element, in regard to properties within a short distance of London, is seen in the stress laid by Messrs. Norfolk and Prior on the possibilities of the sites comprised in some 50 acres at Mayfield which they are shortly to offer for sale. Coggins Mill Farm, a mile to the east of Mayfield, is to be submitted on November 20th unless a private sale is previously arranged. The property comprises a Georgian farmhouse with buildings and 53 acres of pasture. Apart from its agricultural value, there is a 2,500ft. frontage to public roads.

Building value explains the division of 115 acres into 163 lots for auction next Tuesday at Rochester by Mr. A. S. Knight, a Kentish sale to be conducted by a Somerset agent. Lot 48 is Whorne's Place, Cuxton, on the Maidstone road, with a Tudor barn of brick, timber and tile of the vast size of 144ft. long by 30ft. wide. The house itself was built as a country seat by Sir William Whorne, Lord Mayor of London in 1487. It was alienated to John Marsham, one of the six Clerks in Chancery in Elizabeth's reign, who was despoiled of it for his allegiance to Charles I. At the Restoration the Marsham family were reinstated, and received a knighthood, and later a baronetcy. In 1716 Sir Robert Marsham was created Baron of Romney, and took up residence at The Moat, Maidstone. Late in the eighteenth century the family were still possessed of Whorne's Place.

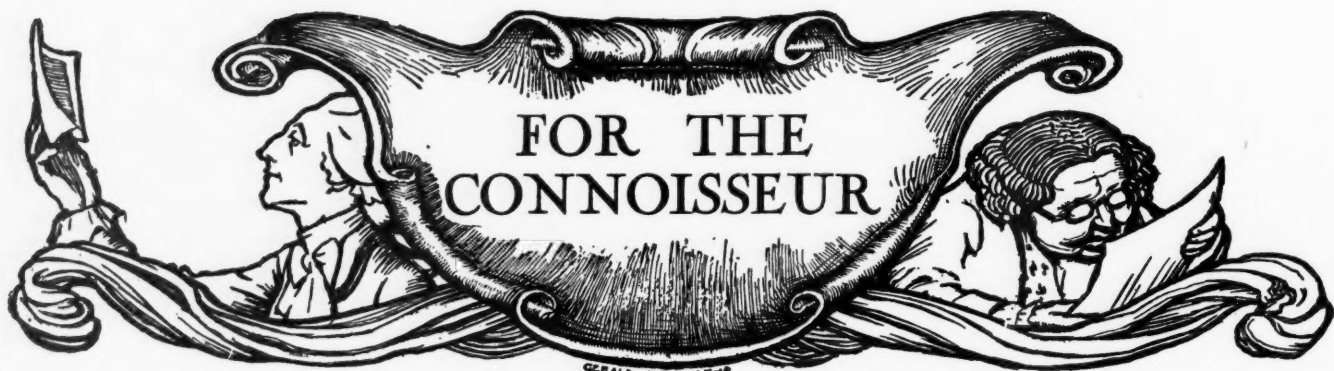
CHRISTIE'S COUNTRY AUCTIONS.

WE have before us the small quarto volume of the Stowe auction held in 1848 by Messrs. "Christie and Manson." It was published at 15s. and is of 271 pages, with two woodcuts of the mansion and the entrance to the avenue, and it comprises 2,810 lots. It is a reminder that though, with the exception notably of the Hamilton Palace sale some six years ago, Messrs. Christie's have mainly sold only in their own rooms, it is no new thing for them to hold auctions on the premises in which the furniture and works of arts have been collected. Coming into line with another eminent firm, Messrs. Christie, Manson and Woods will sell the contents, with certain exceptions reserved for offering in London, of Wootton Hall, Derbyshire, in the mansion on November 9th and following days, for the representatives of the late Mrs. Bourke. The catalogue will include many fine examples of old English and other furniture, and china and valuable miscellaneous effects.

The Early Georgian mansion of Cheveley, Newmarket, is to be dismantled. Messrs. Perry and Phillips, who had previously sold Normanton Park, Hallingbury and Billingbear, sold the interior fixtures and fittings of Cheveley in 1,500 lots. The porte cochère, with interior fittings, was sold for £250; the drawing-room fixtures for £175; the library fixtures for £410; the billiard-room for £175; the banquet hall for £700; the staircase hall for £270; the oak panelling, £280; the oak floors, £200; staircases made about £36 apiece; mahogany doors up to £38. The fabric was sold for demolition for £4,100. The firm has sold Chelmarsh Hall, near Bridgnorth, a stone house of the Tudor period, for £4,200.

Next month Boddington House, Byfield, a few miles from Epsbury, belonging to one of the family of the Rajah of Sarawak, will come under the hammer of Mr. Christie Stops. It is of 238 acres, in the Warwickshire and Grafton country.

ARBITER.



RANDLE HOLME'S SKETCHES OF FURNITURE

DRAWINGS or illustrations of English furniture dating from the sixteenth and seventeenth centuries are of great rarity, and little can be collected as contemporary evidence but a single sketch of a bedstead among the Smithson drawings at Brookhill Park, and the careful portraiture of Lord Lumley's exceptional household gear, drawn up by his steward in his illustrated inventory of 1590. It is, therefore, of some interest to compare the sketches of furniture and metal work (rough as they are), in the "Academy of Armory" (1688), with the actual furniture of the second half of the seventeenth century.

The author, Randle Holme, is generally known as Randle the Third, to distinguish him from his father and grandfather, also heraldic painters. In 1663-64 he was an innkeeper at Barnet, and in November of 1664 he was appointed by Charles II sewer of the chamber in extraordinary "in consideration of his losses." Holme (1627-1700), contemptuously referred to by Dugdale as "Holmes the Paynter," acted as deputy Garter for the counties of Cheshire, Shropshire and Lancashire, and for North Wales, and published the first part of the "Academy of Armory" in 1688, the year of the Whig revolution. On one of the two fantastic title pages the date 1682 is engraved.

A copy of the Academy in the Bodleian Library is inscribed "the gift of Randle Holme of the city of Chester, Heralde Painter." The manuscript of the "Academy" is in the British Museum, and of the ten volumes the first two contain only draughts and rough sketches, of which some do not appear in the book. On the front page of the first volume is the following note in Holme's hand: "This is my first colleccions and draughts for the Academie of Armory, Anno 1649," but some of the sketches appear to date from after the Restoration of the monarchy, for example, a wig. In a letter preserved by Holme, dated March 21st, 1683, the "very usefull book of Heraldry" is said to be already composed.

The "Academy" is described by its author as a storehouse of armoury and blazon. Incidentally, it stores a great deal that is not genuine to the subject, such as detailed descriptions of machinery, nautical terms, military fortifications, furniture, and plate. "His plan seems to have been, when illustrating special subjects, to give the blazon of such families as he could verify from his own manuscript collections, or from such well known authorities on heraldry as Gwillim, Gerard Legh and others, but not content with these, he would evolve from his own creative faculty other names to suit his subject." Hence, apocryphal and startling English armorial families, Dishlicks, Sugarbrushes and Organpipes! But the student in the search of out of the way information upon the social life and

household gear of the late seventeenth century will find much of racy and amusing detail in this fantastic storehouse of the old Chester herald.

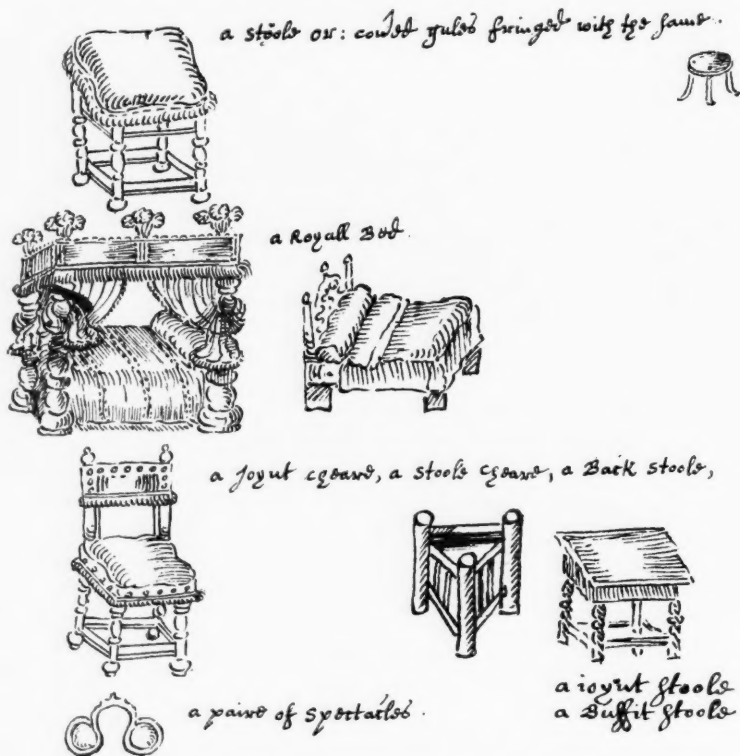
In the portion of the "Academy" printed by the Roxburghe Club (1905), the author sets before us "sundry household instruments," such as pepper boxes and dishes. If a nut is not available for a pepper box (he tells us), "cookes can make shift with a round tin box with holes on the top to dust their rost meates; if this be wanting they can flower it with their hand, but the better sort of people have these boxes made of richer mettals."

A stand argent, something like a salt, which he figures, serves "to set on a table full of dishes, to sett another dish upon, which kinde of standes, being so sett, make the feast look full and noble, as if there were two tables, or one dish over another." A square mirror, with a ring for suspension and a strut, such as appears in Dutch domestic interiors of the late seventeenth century, is described as "most used by Ladys to look their faces in, and to see how to dress their heads, and set their top knotts on their foreheads upright," a reference that dates this passage to the high hair dressing of about 1680. A "chair Royal, or Cathedre," as figured, is a creation of his fancy, but the chair that immediately follows this, with upholstered, fringed back and seat and plain turned legs, was the customary pattern about the middle years of the seventeenth century. Those chairs, he adds, "which have stayes on each side are called Arme Chaires or chaires of Ease."

A still earlier type of enclosed chair or settle is termed by Holme "the old way of making the chair," and called by some a "settle chaire, being so weighty that it cannot be moved from place to place, but still abideth in its owne station, having a kind of box or cubbert in the seate of it." The chair figured has back and sides formed of boards set vertically.

"Twiggen" chairs, which he does not illustrate and which must have much mitigated the severity of the age of oak, were "principally used by sick and infirm people, from whence they are generally termed, growneing chaires, or child bed chaires." The joint stool, that follows these varieties of chairs, which is described as "all made and finished by the joyner having a wood cover," was, according to him, termed a buffet stool in most places in Cheshire, whereas the word buffet, as applied to chairs, forms and stools, is elsewhere applied to those with buffed or stuffed seats.

Of the two beds he figures, the first is "a bed royale" or four-poster, plumed, and having its curtains looped round the four posts; the second, a testerless, half-headed structure (a bearing, he tells us, of the Sloth family). Beds made "higher,



A STOOL, A "BED ROYALE" AND A TESTERLESS BED, "A JOYNT CHAIRE," A JOYNT STOOLE AND A BUFFIT STOOLE.

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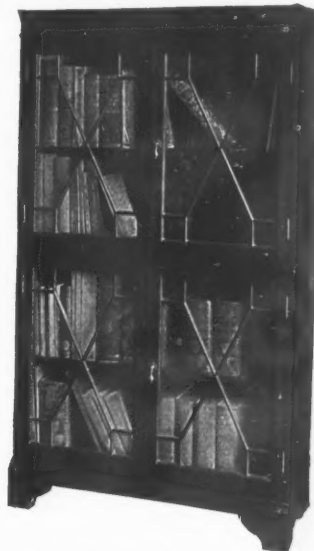


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with an head, so that they may be set in a chamber corner, or under a cant roof," are called field beds. That much disputed object, a bedstaff, "of some termed a Burthen staffe," is illustrated below this half-headed bed. The illustration of a table gives Holme an opportunity to give an interesting list of all things belonging to a dining-room, including, besides pictures of all sorts, a large table in the middle, "either square to draw out in leaves, or long or round or oval with falling leaves"; side tables or court cupboards in which to set cups, glasses, spoons, sugar-box, vial and cruces for vinegar, and mustard pot; a metal cistern for bottles of wine and flagons of beer.

The table is covered by a carpet of Turkey work, cloth or printed leather and accompanied by upholstered or caned chairs and the furnishing is completed by a firegrate with shovel, tongs and andirons, "all adorned with brass Bobbs and Buttons," "a large seeing glass at the higher end of the room, and flower potts or alabaster figures to adorn the windows." Among other household objects is an ark, or safe, a kind of little house made of wood "hung in the middle of the room, thereby to secure all things put therein from the cruelty of devouring rats, mice, weesels."

In his farewell address to the reader, in the printed edition of 1688, Randle Holme plaintively regrets his inability to carry his work to its conclusion, "for the Times are so Hard, Trading so dead, money so scarce," and, above all, the north country gentry



a stand

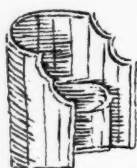


a hand iron

fuld, a cushion. Buttons & taffels so you wayd, or: tis is according to the opinion of some rather termed a pillow than a cushion; but in our dayd buttons & taffels are not used to pillows, it they were in our former dayes, let them be knowne doo leave.

(Left) A STAND FOR THE CENTRE OF A DINNER-TABLE.

(Right) A HANDIRON.



a settle chaire



a turned chaire

"A SETTLE CHAIRE."

"A TURNED CHAIRE."

were cold to the project. It was not until 1905, more than two centuries after it was written, that the remaining portion of Holme's work was printed by the Roxburghe Club. M. J.

A PORTRAIT GROUP BY ZOFFANY

THE eighteenth century knew how to pose, that is the saving grace of many an indifferent portrait and portrait group. But when sound painting, a ready grasp of character, and pleasing colour are added to this quality, the result is exceptionally satisfactory, as in the case of the family group by Zoffany, now on view at Messrs. Spink's gallery. The tropical looking plants on the right led to the idea that the picture was painted in India, where Zoffany did a good deal of work about 1781-88, or at least on the Andaman Islands, where he was wrecked on his way home. But the typically English garden, with the beautiful view over the sea and headland, led to the correct identification. It is the garden of Cadland, Southampton Water, and the subject of the portrait is Robert Drummond, who had recently acquired the property and to whose descendants it belongs to this day. He was a younger son of William Drummond, fourth Viscount Strathallan, and a nephew of Andrew Drummond, the founder of the bank; he came to London to work at the bank before Culloden, where his

father and brother fought, and the former lost his life. The picture represents him standing in the midst of his children and surveying them with just pride. The grouping is remarkably skilfully managed and the large overhanging tree in the centre plays no small part in welding the whole together into a graceful design. On the extreme right, near his mother, stands a small boy holding a golf club, one of the earliest records of the game in England, and an additional proof that the family had recently come from Scotland. The individual characterisation of the members of the family is particularly remarkable, but this in no way disturbs the happy playful atmosphere that reigns throughout or the decorative effect of the picture.

Zoffany's conversation pieces—much the best side of his art, are not too well known. It was only a couple of years ago that a group by him found its way into the National Gallery; this year the exhibition at Wembley contained several of his best works, and the picture we here reproduce should still further increase the reputation he so well deserves. M. C.



THE DRUMMOND FAMILY IN THE GARDEN AT CADLAND, SOUTHAMPTON WATER. BY ZOFFANY.



BY APPOINTMENT.



H.B. CHALON.

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TWENTY ROOMS OF OLD FURNITURE ALL ON ONE FLOOR.



THE TREND OF CAR PRICES

AT Motor Show time, and especially just after the closing of the Exhibition, the dominant topic in motoring circles is the prices of cars and probable developments in the immediate future. The few weeks immediately preceding the Show are every year a period of rumours, often wild and extravagant, of what bombshells this, that or the other manufacturer is preparing to throw just before the opening of the Show—bombshells that will throw all his competitors into hopeless confusion. But this is a game at which more than one can play, and even rumour is getting a little tired of spreading alarmist reports that soon prove to have no foundation in fact.

Although the same thing has been said before and has proved to be false, it does now appear fairly safe to assert that motor car prices have touched rock bottom for some time to come. The rumours we heard for the month preceding the recent Show were almost all false, and the only surprise that the Show had to reveal in the way of unanticipated value for money was concerned with the introduction of an entirely new car that was not expected to make its *début* for another month or so.

But because the Show is not, as is often alleged primarily, a great buying and selling event, it may be useful to review general tendencies in car prices and to follow our usual custom of giving a table to demonstrate by concrete examples just how prices are tending. The great majority of motorists go to Olympia, not to place orders for their new cars but to see just what is being offered, to collect information that may be taken home in the form of mental impressions or as substantial catalogues, to be digested and converted at leisure into bases for definite decisions.

BUYERS' HESITATIONS.

In view of the experiences of the past few years, many would-be car buyers are doubtless hesitating whether to delay the placing of their definite orders for some months in the hope that the early spring will see an epidemic of price reductions. This has happened before, prices that seemed stable and definite enough at Show time have gone by the board with the first breath of spring, and buyers who signed their cheques in November have had cause to regret their haste. But it cannot be said that there are any present signs that this will happen next year and that the cars described as such bargains at Olympia a fortnight ago will be still cheaper in a few months time.

It is common knowledge that many makers, and especially the makers of low-priced cars, have this year cut their prices to show an extremely small margin of profit per car. They have banked on a large production programme to bring up their trading profit to a satisfactory figure, and if that production programme fails to justify itself, then there must be much wailing and gnashing of teeth, accompanied or even preceded by a raising of the prices of the cars in a wild hope to stave off, or at least reduce, the threatened loss on the year's trading. And it is now widely

understood, even by those whose interest in cars is strictly limited to their practical usage, that the relationship between production programme and profit and loss account is strictly reciprocal. Ten thousand cars provided for and sold at, say, £200 each might show a quite useful profit on a working capital of, say, half a million sterling; but if that anticipated ten thousand falls for any reason to eight thousand, the scanty profit per vehicle may entirely disappear and a drop in production to seven thousand will almost certainly convert the hoped-for profit into a disastrous loss.

SMALL PROFITS AND LARGE PRODUCTION.

There are exceptions, but the policy now being followed by the majority of British manufacturers is one of large production with a small margin of profit per car. If successful, it is undoubtedly the best possible policy from the point of view not only of the manufacturer but of the nation as a whole, for it must be remembered that the motor industry is one of the biggest industries in the country to-day and is generally recognised as a considerable national asset.

The success of the policy depends in the main on the skill of the manufacturer in making his programme as large as possible without running the risk of making it too big for probable demands for his goods, and this is largely dependent on the agents' orders booked during the Show period. But there are two other important factors over neither of which has the car maker any control. The first is the stability of his supplies of raw material, the second is the possibility of some sudden and unforeseeable competition.

Facts are things that it is not good to ignore, and one very important and very unpleasant fact facing the motor car manufacturer to-day is that his supplies of raw material for the future are anything but steady and certain. With the exception of the motor trade, nearly every industry in the country is in a rather tremulous, if not delicate, condition. No one can prophesy, with any claim to being regarded as reliable, the prices of coal and steel during the next twelve months, and there is at least an element of the problematical surrounding the sphere of public transport facilities on all of which the car maker is vitally dependent. Indeed, one very big car manufacturer said openly during the Show that he feared very much that his present low level of prices could not be maintained much longer, solely and sufficiently on account of the situation in the steel industry.

FOREIGN COMPETITION AND WHAT IT DOES.

As we are considering the prices of British cars as a whole, the only competition that enters into the matter is that from abroad. Competition among the home manufacturers is a vital factor—it is, indeed, the most important of all factors—in determining the prices of cars to the home buyer; but from the present point of view it is a constant factor that will not change, and so may be ignored. It is sometimes suggested that free and

unrestricted competition of foreign with British cars on the home market helps to keep down the price of the home-produced article, but the argument is entirely fallacious. On the fairly safe assumption that the buyer of a foreign car would have bought a British vehicle if the foreigner had not been available, it may be said that every foreign car sold in this country prevents the sale of a British car. With the ultimate effect of this in such matters as unemployment and the distribution of wealth we are not now concerned, but the simple and direct effect is vital. It is that for every foreign car sold the home maker's output must be reduced, and reduced output means higher cost per car.

Thus, the presence of unrestricted foreign competition means that the home-produced article costs more than it would were that competition non-existent; and the effect is cumulative, for with the sale of every foreign car and the consequent restriction of his own output the home manufacturer must increase his price still higher and so still further restrict his possible sales. The idea that a complete removal of foreign competition would lead to the forming of rings among the home makers to force up prices is palpably absurd. Competition among the home makers themselves is never keener than when that from abroad is restricted; motor cars are nowhere so cheap as in America, where foreign competition is unknown; and when the importation of foreign cars into Italy was definitely forbidden by law a few years ago the effect on the prices of Italian cars on the home market was practically nil.

At the present time the British manufacturer of private cars and of motor cycles (but not of commercial vehicles and of tyres) enjoys a certain measure of protection. As a result, he has been able to embark on production programmes for next year which have made possible British cars at lower prices than ever before. But, unfortunately, this protection is not a permanently certain thing. It comes and goes in fits and starts from year to year, and the car manufacturer never knows for how long he may enjoy it, and is, consequently, limited in the advantage he may take of it. Such advantage as he has taken for the coming year really denotes great boldness on his part, for he has invested in extra plant and embarked on programmes that may be will soon prove to be unjustified, and the resultant change will not be good either for him or for the country at large. If he could but know that this present state of affairs was to be a more or less permanent state, then he could increase his programmes still more, he could look farther ahead and act even more boldly at once with an eye to the future. At present his well meant efforts are considerably cramped.

It would appear, therefore, that any hopes for a further reduction in the prices of cars within, say, the next eight or ten months rest on little more than optimism of the wildest kind or the wish that may be father to the thought. On the other hand, if a suggestion now being seriously considered by many manufacturers and their agents should materialise, the prices


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DELIVERY CHARGES.

It is the present universal custom in the motor trade for the customer to pay for the delivery of his car from the works to the agent from whom it is bought, and, naturally, this charge varies with the distance that the car has to be brought. The price advertised for a given car is the price at the works; if the customer cares to go there to collect it, he pays the advertised price and no more, but this is rare procedure, and the usual thing is for the agent to collect the car and charge his customer for the service—with, of course, a useful margin of profit to himself. An acquaintance told us quite recently that he had just paid £2 10s.—the standard charge—for the delivery of his new car from its factory to the local agent from whom he had bought it. The factory was only fifty miles away, and he could have collected the car himself at the cost of half a day in time and less than half a sovereign in money.

In the case of fairly low-priced cars this delivery charge may well mean that one man pays 5 per cent. more than another for an identical vehicle, and the resultant situation is dissatisfying to all concerned. One cannot, of course, expect an agent to send a highly paid workman—and there is no other kind to-day—to collect a car and charge nothing for the service, nor could the maker be expected to deliver at his expense; while very often the buyer cannot make it convenient to go and collect the car himself, especially as this must be done within ordinary business hours.

And so it is suggested that a fixed amount should be added to the present retail price of all cars and incorporated in the selling price to include delivery charges. A car now priced at, say, £200 would become £205, and this would be the sum paid for it by a buyer at Land's End or John o' Groats, irrespective of the locality of the car factory. The actual amount to be added for this levelled delivery charge would need some discussion for its settlement, but, of course, it would apply to all cars at least made in the same factory, if not to all cars by all makers who adopted the idea. On the whole, there would be more customers satisfied by the knowledge that they were paying £5 more for a car than its makers really wanted, than there would be dissatisfied, for there are surely more cars sold outside a radius of 100 miles from the factory than within it. This £5 is the average charge now made for delivery from a factory 100 miles away, and it would seem a very promising figure to be taken as the levelled charge to be made on buyers living twenty or two hundred miles away if they did not care to go and collect for themselves.

A TABULATION OF PRICE CHANGES.

The following list is, of course, in no sense a guide to the prices of all cars on the market, but is simply intended to afford material for comparisons of prices since the war, by the citing of certain popular and representative vehicles. In every case, unless otherwise stated, these cars have four-cylinder water-cooled engines, complete electrical equipment (lighting and starting) and four-wheel brakes; and it should be remembered that in practically every case the equipment of the current is very much better than that of previous models. For the sake of convenience the list is divided into two parts, the first containing cars of less than 16 h.p. and the second cars of above this rating. The first price figure given is that ruling at the recent Show, the others are those at the Show in each year as specified.

A. C.—11.8 h.p., three-speed gear-box, two-seater body with dicky, rear-wheel braking only, £300; 1924, £275; 1923, £299; 1922, £395;

1921, £575; 1920, £550; 1919, £415. Prices before 1923 do not include starter.

Armstrong Siddeley.—14 h.p., three-speed gear-box, five-seater body, £330; 1924, £360; 1923, £360.

Austin Seven.—Three-speed gear-box, two-four-seater body, £149; 1924, £155; 1923, £165; 1922, £235. Starter first included 1924.

Bean.—14 h.p., four-speed gear-box, five-seater body, £395; 1924, £395; 1923, (but four-wheel brakes extra) £395.

Bean.—12 h.p., four-speed gear-box, five-seater body, £298; 1924, £335; 1923 (11.9 h.p. model of different design and without four-wheel brakes), £335; 1922, £335; 1921, £385; 1920, £495; 1919, £425.

Calcott.—12.8 h.p., four-speed gear-box, four-seater body, £375; 1924, £365; 1923 (engine rated at 11.9 h.p., three-speed gear-box), £345; 1922, £425; 1921, £495; 1920, £520; 1919, £475.

Crossley.—15.8 h.p., three-speed gear-box, five-seater body, £395; 1924, £410; 1923, £395; 1922, £475 (1923 and 1922 prices did not include four-wheel brakes).

Fiat.—10.4 h.p. four-speed gear-box, rear-wheel braking only, £225; 1924, £235; 1923, £295; 1922, £365; 1921, £410; 1920, £510; 1919, £450 (chassis only in all cases).

Hillman.—12.8 h.p., four-speed gear-box, five-seater body, £295; 1924 and previous, 10.5 h.p. engine and three-speed gear-box, rear-wheel braking only, £358; 1923, £350; 1922, £430; 1921, £485; 1920, £530; 1919, £435.

Humber.—9-20 h.p., three-speed gear-box, four-seater body, rear-wheel braking only, £260. Previously 8 h.p. with chummy body, 1924, £240; 1923, £250; 1922, £275.

Humber.—11.4 h.p., four-speed gear-box, four-seater body, rear-wheel braking only, £440; 1924, £440; 1923, £475; 1922, £525; 1921, £595; 1920, £700; 1919, £435.

Humber.—15.9 h.p., four-speed gear-box, five-seater body, £645; 1924, £660. Previously without four-wheel brakes, 1923, £695; 1922, £750; 1921, £850; 1920, £950; 1919, £750.

Lagonda.—11.9 h.p., three-speed gear-box, four-seater body, £295. Previously without four-wheel brakes, 1924, £295; 1923, £310; 1922, £325; 1921, £395; 1920, £495; 1919, 355 guineas.

Morris-Cowley.—11.9 h.p., three-speed gear-box, two-seater body with dicky, insurance policy included, £170. Previously without four-wheel brakes, 1924, £175; 1923, £198; 1922, £330; 1921, £395; 1920, £465; 1919, £390.

Riley.—11 h.p., four-speed gear-box, four-seater body, rear-wheel braking only, £350; 1924, £395; 1923, £395; 1922, £430; 1921, £525; 1920, £650; 1919, £475.

Singer.—9.8 h.p., three-speed gear-box, four-seater body, £225. Previously without four-wheel brakes, 1924, £215; 1923, £210; 1922, £295.

Standard.—11 h.p., three-speed gear-box, two or four-seater body, rear-wheel braking only, £225; 1924, £200 or £235; 1923, £235.

Star.—11.9 h.p., three-speed gear-box, four-seater body, rear-wheel braking only, £395; 1924, £400; 1923, £395; 1922, £465; 1921, £545.

Sunbeam.—13.9 h.p., three-speed gear-box, four-seater body, £625; 1924, £685; 1923 (without four-wheel brakes), £685.

Swift.—10 h.p., three-speed gear-box, four-seater body, £235. Previously without four-wheel brakes, 1924, £235; 1923, £250; 1922, £275; 1921, £415; 1920, £495.

Wolseley.—10 h.p., three-speed gear-box, two-seater body, rear-wheel braking only, £235; 1924, £285; 1923, £299; 1922, £380; 1921, £475; 1920, £550.

Wolseley.—15.9 h.p., four-speed gear-box, four-seater body, £485. Previously with three-speed gear-box and rear-wheel braking only, 1924, £435; 1923, £475; 1922, £525.

It should be understood that practically all of the above cars of which the prices quoted for this year do not include four-wheel brakes are available with this equipment at extra cost, the average extra charge being about £12 10s., the lowest being £7 10s. and the highest £25.

HIGH-POWERED CARS.

In the foregoing list the prices quoted are, unless otherwise stated, for complete cars, because cars of less than about 20 h.p. are generally sold and bought as complete vehicles. In the following list of high-powered cars, however, the prices given are for chassis only except where otherwise stated, for it is the custom for these cars mostly to be ordered as chassis, to have bodies fitted to the purchaser's requirements. The figure in brackets after each name is the number of engine cylinders.

Armstrong Siddeley.—(6) 18 h.p., three-speed gear-box, £450 (also available in "short" form at £100 less); 1924, £450; 1923, £480; 1922, £500; 1921, £575 (last three rear wheel braking only).

Armstrong Siddeley (6).—30 h.p., three-speed gear-box, £800. Previously without four-wheel brakes, 1924-1922, £700; 1921, £775; 1920, about £800; 1919, £720.

Aster (6).—19.8 h.p., four-speed gear-box, £595; 1924, £570; 1923, £605; 1922, £585.

Austin Twenty (4).—22.4 h.p., four-speed gear-box, five-seater complete car, £495; 1924, £525. Previously without four-wheel brakes, 1923, £625; 1922, £695; 1921, £695; 1920, £595; 1919, £495.

Crossley (4).—19.6 h.p., four-speed gear-box, five-seater complete car, £785. Previously without four-wheel brakes, 1924, £775; 1923, £750; 1922, £650; 1921, £670 (last two prices for chassis only).

Daimler (6).—45 h.p., four-speed gear-box, £1,400; 1924, £1,325. Previously without four-wheel brakes, 1923, £1,225; 1922, £1,275; 1921, £1,275; 1920, £1,450; 1919, £1,300.

Lanchester (6).—38.4 h.p., three-speed epicyclic gears, £1,800; 1924-22, £1,800; 1921, £1,950; 1920, £2,100; 1919, £1,500. Four-wheel brakes 1924 and 1925.

Lanchester (6).—21 h.p., four-speed gear-box, £950; 1924, £1,000; 1923, £950.

Rolls-Royce (6).—43.3 h.p. four-speed gear-box, £1,850. Previously 48.6 h.p., 1924-21, £1,850; 1920, £2,100; 1919, £1,575. Four-wheel brakes since 1923.

Rolls-Royce (6).—21.6 h.p., four-speed gear-box, rear wheel brakes only, £1,100 (front wheel brakes £85 extra); 1924 and 1923, with three-speed gear-box, £1,100.

Vauxhall (4).—22.4 h.p., four-speed gear-box, £725; 1924, £725; 1923 (without four-wheel brakes), £695.

Wolseley (6).—23.5 h.p., four-speed gear-box, £750; 1924, £750. Previously without four-wheel brakes, 1923, £775; 1922, £775; 1921, £950; 1920, £1,050.

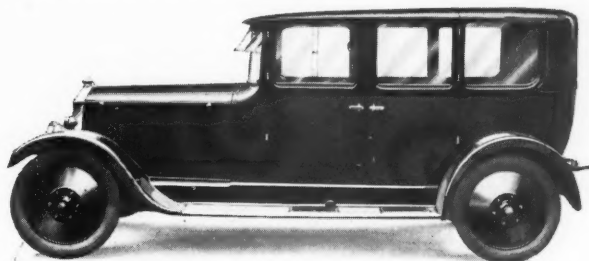
It is, perhaps, advisable to add that, although the above lists contain the 1919 and 1920 prices of the models then on the market, the figures for these two years must not be taken too seriously. Very few cars indeed were delivered at their advertised prices and many were not delivered at all. There were one or two notable exceptions of manufacturers who delivered cars at the prices at which they had been ordered, but as a general rule the price paid by the buyer of a car in 1919 or 1920 was nearer double the advertised price.

SHOW REFLECTIONS AND QUERIES.

THE 1925 Motor Show is over and it has left behind more pleasant memories and impressions than any of its half dozen immediate predecessors. By the student of design it is regarded as the most satisfactory of all recent shows, because while it contained a very generous display of entirely new models, all these were of a really high order of merit and there was not a single freakish or certainly doubtful design in the whole Show. From the business point of view the Show was one of the most successful of recent years. There was none of the wild and extravagant buying, or attempted buying, of cars that would never be delivered, such as took place at the first post-war shows

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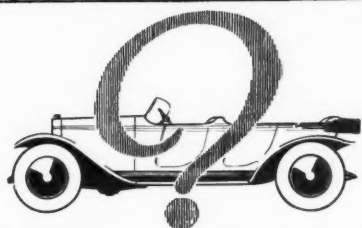
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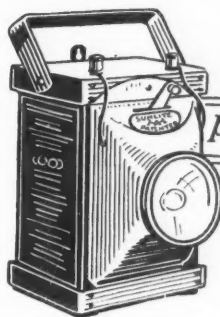
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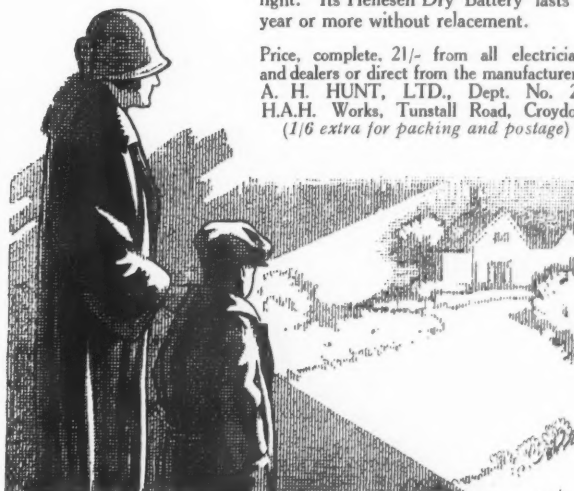
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and even the impressive stories of the whole of next year's output sold before lunch time on the private view day, such as are generally told, were this year somewhat restrained.

But information given by responsible officials of prominent makers indicates that this year's Show was an entirely successful affair. Thus, to quote only three examples, the definite retail sales accompanied by a cash deposit from the private buyer, effected on both the Jowett and Daimler stands were very much in excess of those at either the 1923 or 1924 shows—in the case of the Jowett, they were in excess of these two shows put together. Such evidence, representative of two extremes in car types is most interesting, and between these two extremes is the experience of the Hillman people, who accomplished business wildly in excess of even their most sanguine expectations, and, as is generally known, Hillman expectations from the Show this year were truly great.

These examples, chosen from two extremes and one medium type of car, are by no means exceptional and nearly all the British exhibitors expressed equal satisfaction with the week's work. It would seem, therefore, that the old question of whether the Show should be discontinued for a period—that it should be missed for at least one year—is again relegated to the background.

SHOW HUMOURS.

As is usual, the Show was not without its humours and its problems. Thus many visitors wasted much time and experienced much disappointment in trying to find the cars having side by side valve engines operated by push rods and overhead cam-shafts, that a widely read daily newspaper had said would be present. Some confusion was also caused by the statement in the same journal that of the four-wheel brakes to be seen at the Show, some were

operated by pedal, some by the engine, some by servo motor, and some hydraulically!

Quite a little controversy raged round the question of which was the most expensive car in the Show. Advance information circulated before the opening made it appear that this distinction belonged to a Hooper cabriolet; then came the discovery that there was a Barker creation at nearly £100 more, the prices of each of these cars being just over £3,000, and then when the Show was more than half over there was brought to the Windover stand an open touring car in polished aluminium and having exceptional equipment, some of it in solid gold, built to the special order of an Indian prince and priced at £5,000. Each of these cars was on a Rolls-Royce New Phantom chassis.

"Why is it called Phantom, I wonder," said a fair lady, looking at the big Rolls-Royce. "Because it will remain the car of our dreams to most of us," answered her escort with a sigh.

At one of the trade functions held during the Show week, a certain Member of Parliament made a very telling speech on the superiority of the British car in general and of the make whose agents he was addressing in particular. British cars were not only the best, he said, but there were also enough of them to satisfy the home market. It came, therefore, as something of a surprise next day to find this speaker's name placarded as the purchaser of one of the American cars on exhibition.

The prohibition of the sale of accessories of the stands is a regulation that appears to meet with more opposition than support. One exhibitor of a simple and low priced anti-dazzle device said he could have sold many thousands had he been able to hand them over to would-be cash buyers. Instead, although he did book a surprisingly large number of orders,

many possible customers somewhat naturally would not be bothered to place formal orders for an article costing four or five shillings.

It must be admitted that if all the accessory stands were really shops, the space required for an adequate stock of some of the popular low-priced gadgets would represent a serious problem. This, however, could largely be met by the exclusion from the Show of those firms whose products are of practically no interest to the private motorist. It is an old problem whether such fittings and items of equipment as ball bearings, upholstery materials, petrol pumps, and the like should be given space at a private car show, but the difficulty of drawing a line between accessories that interest the average motorist and those that do not is obviously very real.

EXPORT TRADE.

The Show afforded plenty of reliable indications that the export of British cars is a healthy and growing industry. Many firms who have previously ignored the export side of their businesses are now looking forward with good reason to quite useful business overseas, and in at least one case there is a confident expectation of a successful attack on several European markets. Usually, of course, overseas business to the British motor manufacturer means export within the confines of the Empire.

At the annual Austin agents' dinner, which is always an impressive function by virtue of the enthusiasm displayed by the guests towards the Company and its personnel, this export business was a prominent feature of the proceedings. Sir Herbert Austin announced that during the past year the Austin export of cars was no less than 30 per cent. of the British total and that prospects for next year were brighter than they had ever been.



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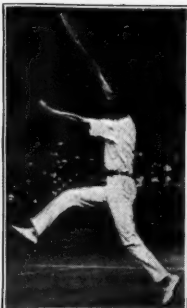
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Mr. Wm. T. Tilden in play.

That the collapse of the negotiations for the acquisition of the Austin Motor Co., Limited, by an American concern, met with the approval of the selling agents of Austin cars was demonstrated in no uncertain manner. Sir Herbert said that he had been toying with the idea of an American marriage, but that his relations did not like the bride and so the project had been abandoned. We are but voicing the obvious sentiments of that meeting when we say that Sir Herbert Austin ought to be one of those comparatively rare men proud of their relatives and entirely fortunate in having them.

Another regular show function is the Swift agents' dinner; and here, again, the improved prospects of export trade were a prominent topic, the new 12 h.p. Swift being regarded as a very promising overseas car. Another interesting feature of this function was the feeling expressed by several speakers on the large number of foreign cars at Olympia—whereas British products are so seldom seen at foreign exhibitions. More than half the cars at Olympia were of foreign origin; and in the view of at least one speaker, the McKenna duties were totally inadequate, as a coach and horses could be driven through them.

Artificial Lighting for Games

THE problem of lighting courts artificially for games is one which has occupied a good deal of attention during the past few years. Many experiments have been tried in differing conditions, and undoubtedly much advance has been made. Indeed, in the case of the lighting of courts with the smaller areas of floor space, a point has been reached where one may say that nothing much better is required. With the larger courts we are certainly, in this country at any rate, not near to perfection.

There are six well established games of ball played in courts where lighting has been tried, and one (badminton) which has several of the characteristics of a ball game. The areas to be treated for the various games are, roughly, as follows. In cases where there are no standard dimensions laid down fully they vary slightly.

Lawn tennis covered court with run back and side space, 120ft. by 60ft.

Tennis court, greatest internal length 110ft. by 38ft. 6ins.

Racket court, 60ft. by 30ft.

Squash racket court, 32ft. by 21ft.

Rugby fives court, 29ft. by 19ft. 4ins.

Eton fives court, 28ft. by 18ft. 9ins.

We have had the opportunity of seeing courts of all these descriptions lighted in some cases on very varied systems.

The "knowledgeable" game player, even if he be, like the present writer, lacking in technical knowledge, can, at any rate, appreciate some of the difficulties that have to be overcome. For instance, walls and floor that are dark in colour must be more difficult to light artificially than if they were light in colour; but in lawn tennis, tennis and rackets, for instance, where a white ball is used, the floor and walls of courts are generally dark and are better so for daylight play.

From the point of view of the game player, the chief desiderata are an even light that is strong enough without glare, that does not cast shadows, and does not catch one full in the eye as one has to look up if the ball is travelling high in the air. Then, from a practical point of view, neither the installation nor the running cost must be prohibitive.

The number of covered lawn tennis courts is even now not very great. A large proportion of them have been lighted artificially by various systems and with various degrees of success. Lawn tennis is a game of much accuracy and demands especially good conditions, even though occasionally one may find players a little over-fastidious. The lawn tennis court area is the largest to be dealt with, and in no case have we yet seen a light that could be put down as entirely satisfactory, either in England or France. Several times we have been told, "Oh, there is really good lighting at X, I wish we had it here." And then, on getting to X, we hear, "I wish we could get as good lighting as at Y," where we had just come from. But we have seen many lightings which one could, at least, call adequate. On the whole, one thinks English first-class players in covered courts are a little more exacting than the French. They want more satisfactory artificial lighting before they will condescend to play, and they are harder to lure into the court in the early morning or late evening.

Some of the covered court tournaments start before eight in France. In England nine o'clock is considered a hardship.

Very few tennis or racket courts are lighted artificially in this country, and here America is far ahead of us. Two experiments have been made at Princes Club with tennis courts, and early in this century Alfred White, the well known professional, now at Hampton Court, installed lighting at the Duke of Fife's court at East Sheen.

By this system the light was thrown up on to a white screen and reflected down. At the Manchester Tennis and Racket Club they have had their court lit for several years, and Mr. W. N. McLean is just completing the lighting of his court at Rushall House, near Tunbridge Wells. Here one is very hopeful of success, for it is one of the few courts where the walls and floor are light in colour and the balls black. The only racket court we have seen lit in England is that in the R.E. mess at Chatham.

Squash racket courts have been growing up all over the country rapidly in the last few years, and many of them are artificially lit. The walls and floor of these courts are generally made white and a black ball used. There are several systems, and first-rate lighting may be seen in London at the Bath Club, the R.A.C., the Cavendish, Queen's and other clubs.

In one system which works very well six 300 half-watt lamps are used. The lights are about a height of 15ft. from the floor, suspended from the roof. They are 2½ft. away from the side wall and are placed three down each side of the court at equal intervals with 15in. round reflectors.

In Rugby fives the floor area is not far removed in size from that of a squash court, so that the same form of lighting can be used, though the problem is again slightly more difficult because of the white ball and darker walls. Several Eton fives courts have been most satisfactorily lighted both at certain schools and in some private houses.

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SPACING OUT PARTRIDGE BUTTS

A QUESTION of importance and often insufficiently considered, is the distance apart at which guns should stand at a partridge drive. Sometimes, when butts are arranged by the keeper, the distance of one "hide" from another is so great that birds passing mid-way between two guns are almost out of shot, with consequent wounding of birds and irritation of the guns.

The keepers' method of reasoning is, in these cases, as follows:—Game is within easy shot at 30yds., and, therefore, a space of 60yds. between the "butts" is near enough. Of course, the fallacy of his reasoning is that he fails to recognise that the guns cannot shoot when the birds are near the line of the stands, and that birds passing half way between the butts will be at least 40yds. from each gun when a safe shot can be fired.

The ideal distance between butts is 40yds. to 45yds.; and this will enable the neighbouring guns, not only to deal comfortably with a covey passing in the immediate vicinity, but also to take toll from the outlying birds of a covey passing nearer to the other gun.

Sometimes the stands are behind a fence at the end of a certain field, and the keepers' idea is that the whole of such fence must be covered, with the consequence that the guns are standing at absurd distances from each other. Instead of this unsatisfactory arrangement, judicious flanking by the beaters to a more concentrated line of guns will have a far better result; and even if certain coveys steal away, unshot at, outside the stands, they will, at any rate, be unwounded and go in the right direction for a subsequent drive. MIDDLE WALLOP.

THE WILDFOWLERS' ASSOCIATION.

VERY encouraging progress was reported at the meeting of the London branch of the Wildfowlers' Association, which was held at 34, Devonshire Place, Harley Street, W.1, last week. The branch now has quite a respectable membership, including some of the best known wildfowlers in the country. Dr. Charles Heath, President of the Association, took the chair, supported by Count de la Chapelle and Mr. J. Wentworth Day, the Honorary London Organiser.

It was stated that five thousand copies of Dr. Heath's speech on the anti-sport clauses of the proposed Wild Birds' Protection Bill were now being printed and were to be sent to all the members of the House of Lords and Commons, newspapers, prominent sportsmen and sporting associations throughout the country in order to bring to public notice the curtailment of the rights of sportsmen which the Bill threatens. It was also decided to write to Earl Grey of Fallodon and Sir Harry Brittain, who are largely responsible for the Bill, to point out the effect that the clauses would have on the interests of sportsmen.

Count de la Chapelle proposed that it should be pointed out to Earl Grey and to Sir Harry Brittain that the clause which seeks to prohibit the use of mechanically-propelled boats would serve a much more practical purpose if it were amended to allow the use of such vessels for towage purposes only. This was seconded and carried.

Mr. J. Wentworth Day suggested that the Bill would be vastly improved if it included provisions to prohibit the use of duck decoy ponds in Britain, as he considered that their existence was no longer justified by the decreasing numbers of fowl, that they were directly inimical to the interests of wildfowlers, that they represented slaughter rather than sport and were, in the majority of instances, owned by men who were not obliged to rely on them for a source of income. He quoted an instance of a decoy in Essex which in one month was said to have taken practically the entire stock of home-bred mallard on a stretch

of marshes seventeen miles long, with the result that local sportsmen were hardly able to get a shot at a duck till the arrival of the foreign fowl in winter. His proposal was seconded and carried unanimously.

Mr. Wentworth Day added that the Bill ought to prohibit the use of stake nets and flight nets. He pointed out that although their use may be limited, they were, nevertheless, very deadly in their effect, and, as at Wells in Norfolk, they had in the past constituted, and could again constitute, a very great menace to the sport of wildfowling. The proposal was carried unanimously.

We hope to deal with this subject of duck decoys and their effect on sport at some length next week, and shall be glad to receive any facts, figures or opinions from readers on the subject.

The election of officers followed. Dr. Charles Heath was elected Chairman of the Branch, and Count de la Chapelle Chairman of the Executive Committee. Lord Walsingham and General H. R. Kelham C.B., were elected to the Council, and the names of a number of other prominent sportsmen associated with the Field Sports and Game Guild were suggested for election, subject to their approval, and with power to add to their number. They included: The Duke of Leeds, the Earl of Lonsdale, the Earl of Leicester, Lord Westbury, Lord Aberdare, Lord Deramore, Lord Montagu of Beaulieu, Lord Savile, Lord Lilford, Sir Edward Mann, Sir F. E. Astley Corbett, Sir Richard Graham, Sir Thomas Gooch, Mr. R. H. Rimington Wilson, Mr. A. W. Ruggles Brise and Mr. Talbot Clifton of Kildalton Castle.

The following were provisionally elected members of the Executive Committee, with power to add to their numbers: Mr. Edward Valpy (Vice-Chairman), Messrs. J. C. M. Nichols, W. H. T. Long, E. W. Peterson, C. E. Woodrow (Field Sports Protection Association), T. A. Nickalls, Noel Sedgwick (Assistant Editor *Shooting Times*), Commander H. S. Ellis (Nobel's Industries, Limited), Stanley Duncan and Henry Sharp.

Several members urged that all possible speed should be used to bring about the amalgamation of the various shooting and game preservation societies under one central and recognised policy if the present day trend towards curtailment of field sports is to be successfully counteracted.

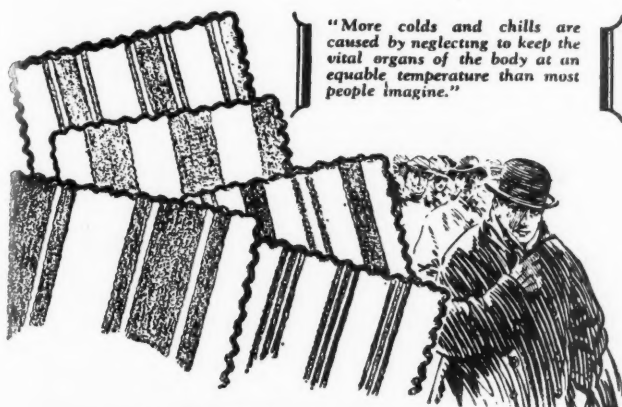
It was resolved that in the interests of sport the subscription of 5s. per annum should remain the same.

We would seriously commend the Association and its objects to all sportsmen. Full particulars of the London Branch of the Wildfowlers' Association may be had from the Hon. London Organiser, Mr. J. Wentworth Day, 4, Pall Mall Place, St. James's, S.W.1.

ARTIFICIAL "BURIES."

EVERY shooting man knows that there is frequently some covert on the place which, while apparently having everything in it that should make it attractive to ground game, rarely yields anything worth having in the way of rabbits. The keeper will say it is foxes, or suggest, perhaps, that the wood is overrun by stray dogs, or otherwise constantly disturbed. Very often, however, the absence of rabbits may be traced to the fact that the soil is too wet for them to lie underground in winter, and, if that be so, very few rabbits will be found in such a wood during the shooting season.

This state of affairs can be largely remedied by the construction of artificial "buries" in suitable places. These can be made quite easily by digging trenches—say, one long one and two or three short ones across it—and laying long faggots in the bottom of each for drainage. Some of the soil is then returned on top of the faggots, while brushwood is afterwards laid across the trenches and the rest of the soil thrown on top. For the mouths of the trenches 6in. or 8in. drain pipes—one at each opening—may be used with advantage, or rough boards may be employed. The rabbits will soon take to these places and will make themselves at home in such dry and comfortable quarters. Good earths may also be constructed of stone where this material is available on the spot.



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FURS, THIS YEAR, ARE TO BE HANDLED LIKE FABRICS



SHAGGY FURS FOR SPORTS WEAR, SILKY ONES FOR BEST.

THERE are coats of material lined or trimmed with fur, frequently both, quite as seductive and apparently quite as important as the all fur coat. The ideal condition, of course, is to be in a position to acquire both, although in a way that is not absolutely necessary, since there are coats that reverse themselves, being all fur on one side and cloth on the other.

After this *genre* are many models, and one of them is illustrated on the next page. It is a thoroughly typical example of modernity, the one side of tweed in mingled non-committal neutral tones, completed by large patch pockets; the reverse is of tigrette coney—the cleverest plagiarism conceivable of tiger skin, and coming out at less than half the price.

Perhaps, as illuminative as to the enterprise being employed on these faked furs, it may be mentioned *en passant* that the price of this model is only 23 guineas, and whichever side is worn outermost the appearance compels attention, as does also the detail finish when you go into that. Certainly these turnabout wraps are the most ingenious we have ever been privileged to enjoy.

Considerable attention is given to the quality, and particularly the lightness of the peltry employed for them. Consequently, there is a run on furs, such as kitten musquash and "Pejiki," a reindeer skin in its infancy. These and their like are far softer and more malleable than when their original wearer has grown to full estate.

One notes, too, how all these reversible coats are fashioned on straight simple lines. There is no attempt at elaboration or flare effect. They stand for what they are, the practical wrap, suitable for town or country.

COATS THAT HAVE WIDER ASPIRATIONS.

Material coats that are not lined with fur but merely trimmed with the latter are, naturally, permitted greater licence in line, and, needless to say, every imaginable use is being made of this privilege. There is evidence of the flare in many cases, but it is never exaggerated. An inserted godet of fur is extraordinarily effective

without for a moment suggesting bulkiness, another popular persuasion being to add a panel either side from the hip line. This is hemmed with fur, which reappears in collar and cuffs.

There is, moreover, a tendency in models that lend themselves to the treatment for the fronts to slope upwards, a movement that is particularly applicable with a deep flounce of fur, allowing of greater freedom in walking.

Although the brevity and cut of fur-trimmed coats have sanctioned the revival of the flounce, it is more frequently expressed in sections than in a long unbroken line, or in some way to attract attention to or emphasise a silhouette.

Fur as a decorative medium is not employed, as heretofore, in massed formation, but is applied delicately and with discretion, while the softer, smoother pelts are literally incorporated with the material as might be velvet or satin. In fact, fur as a trimming may be said to have entered upon an entirely fresh era, taking upon itself new guises and expressions not only never before achieved but never even imagined.

Invaluable aid, moreover, is rendered by the clever dyeing and bleaching of skins, devised to fall into especially decreed colour schemes. Bleached civet cat is scarcely recognisable, and blends delightfully with the new browns and fawns. Nor is it at all unusual to see two furs used in the same coat—the one, perchance, hinting a lining in revers facings, and the other fashioning collar and cuffs—a concession this that may give some to think how they can use up odd bits left over from a half worn out garment. A further opportunity is in the fancy for mounting narrow bands anywhere the designer's eye dictates or considers will enhance the impressiveness of the model. Two instances of this are revealed in the grouped heading, an assembly that will be found helpful in getting a general impression of what is being worn in fur-trimmed wraps.

AN ARRESTING BACK VIEW.

Pale furs against dark backgrounds have a particular allure and *cachet*. This is a safe choice provided the fur is becoming to the wearer.



Nutria on dark blue cloth fashions the coat of which a back view is given, moleskin and one of the new French velours the other. The sleeves of both merit serious attention.

INEXPENSIVE CRÉPE de CHINE JUMPER

DISTINCTIVE JUMPER (as sketch) made in rich quality crêpe de Chine embroidered with the new darn stitch in contrasting colours.

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One of the new reversible coats in tweed and tigrette coney, sketched at Messrs. Debenham and Freebody's.

Blondes, it is agreed, are more difficult to suit in this regard than are brunettes. Although, on the other hand, the former, especially when she has little or no colour, has almost the monopoly of pale grey furs. These are pretty nearly always trying to a brunette unless she has a fair amount of colour.

Nutria, unquestionably, may be counted among the most adaptable furs in point of colouring. It is also of the soft malleable quality that renders it ideal for trimming purposes. Allied with dark blue, it has great *chic*, and adds its quota to the success of the original model, of which a back view is given.

A fine tailoring touch, it will be noticed, occurs in narrow strapped seams, marking out a pointed yoke and centre line.

Only after a gentle assimilation, perhaps, will the elbow deep *pouf* cuff be appreciated. In materials this has secured a fairly safe position, but it is surely a notable piece of fur artistry to have achieved a like result in pelt, even though the latter is of the short-haired flexible quality. Actuated by a commendably right instinct, our artist has selected natural moleskin for her expression of this innovation used in conjunction with one of those new French cloths of velour character that are woven in stripes and checks.

For the lining of these and similar wraps heavy weight *crêpe de Chine* is pre-eminently first. It wears well, adds little to the weight and, best of all, allows a coat to be slipped on and off without the slightest effort.

There is no doubt at all but that the manufacturers at home and abroad of wool goods specifically designed to create coats have concentrated on acquiring warmth without weight. Ribbed ottomans, plain and flecked velours, and even tweeds, are infinitely lighter than they were.

Nor must there be omitted the mention of face cloth in connection with coats, also a rough surface stuff slightly

eminent of pilot, but half the weight. The latter wears splendidly and does not shine as a smoother surface is always inclined to do. Duvetyn, for instance, is a dreadful offender in this way, and as

for fine face cloth, that is never immune from showing spots. Taking all of which into consideration, the wise choice rests on fabrics that are duller and rougher of texture. L. M. M.

FROM A WOMAN'S NOTEBOOK

Although it is being rumoured how the figure culture fraternity are preparing to face the new ordeal of putting on flesh instead of doing away with it, there is little indication as yet of the form taking on much curve above the waist. There we are still slim and straight, though not, perhaps, quite so willowy, and how to maintain that appearance and keep warm at the same time is exercising many minds.

In this connection there is quite a considerable amount to be said in favour of Shetland wool garments. Despite their fragility, these provide a singular amount of warmth, and are far too soft to irritate the most sensitive skin.

An opera shaped vest of Shetland, supported by very narrow ribbon straps, certainly cannot make any material difference to the figure bulk, and if it be supplemented during the day by a pull-on spencer of the same, a distinct stride is made towards sense and suitability.

Of course, for those who can afford it, there is silk underwear, equally as warm and clinging. And here just a word for Ceylonese, an artificial silk that can be bought by the yard or in made-up garments.

During the summer months Ceylonese played an important role in the form of culottes. But these are frankly not sufficiently warm for winter, similar affairs of merino and, for country wear, real knitted wool culottes, being substituted.

Below the hips there is no valid reason at all why we should not be warmly clad, though, as a matter of fact, that part of the anatomy is far less vulnerable than is the lower part of the back and the back of the arms. To keep warm there is certainly a tiresome problem to overcome now that we are so punctiliously fitted and tailored.

The well known Wolsey firm, I am given to understand, has recently accorded much close attention to bringing out underwear of a lighter and daintier texture, in response to the big demand from fashionable circles. Although foremost among those who advocate the all-wool type for providing genuine warmth and durability, this firm are equally prepared with goods of real and artificial silk, woven with the finest wool.

It is, however, sheer nonsense for a woman to say she cannot stand wool next the skin in face of the Wolsey productions, which are just as soft and alluring as silk, keeping at the same time a better colour and facing the laundry with greater impunity.

PROGRESSIVE FASHIONS.

The late autumn indications in all the leading dress *ateliers* fully confirm the early shows. There is a quiet, insistent see-saw between simplicity and sumptuousness—sumptuousness, that is to say, in the matter of materials, such as lamés, brocades, laces, embroideries and furs.

In woollens also there are many interesting developments, novelties in weaves, texture, and woven designs in tone, these last often allied with a self shade with admirable results.

At Mme. Barri's, 33, New Bond Street, there is a natural kasha frock merely relieved by a touch of gold braid on the collar, that is completed by a tweed coat with fur collar.

A charming two-piece in rep has a coat trimmed with round *motifs* of beaver. Emphasising the still prevailing vogue for shaded effects is a frock of some light woollen weave that tones up from bright red to stone, another supremely successful model finding expression in wine red reversible satin, the bright and the dull sides employed to effect a most arresting silhouette and flare to the skirt.

Worn back to front is a little Eton coat introduced in a scheme carried out in heavy-weight black *crêpe de Chine*, the coatee caught at the neck only and adorned with a regiment of small gold buttons.

Again, one finds the same *chic* embodied in a quiet morning dress of Parma violet wool marocain, the subject of the adjoined illustration. Flat pleated panels break the slimmness of the skirt,

the bodice opening half-way down to show a vest of the same, and completed by a small upstanding military collar, to which there is pinned a posy of Parma violets.

Since the decree goes that everything must match, Mme. Barri elects to crown this model with one of her individual and inimitable small felt hats of the same colour, the upturned brim threaded with a band of the felt which, together with a fancy cabochon, catches down the brim at the right side.

Short skirts are favoured at this house for evening dress, though these, it is to be observed, are by no means of uniform length; while uneven hems are more general than straight ones. A dream of a dance frock is effected in black net flounced or fringed—one scarcely knows how to describe it—with shaded velvet rose petals.

Floral posies are much in evidence at this house, and they are posed in all sorts of original places—at the back of the shoulder, under the arms: indeed, anywhere that one least expects to find them.

A LUXURY BATH.

The fall of the leaf turns many a woman's thoughts to strenuous exercise, whether it be walking, hockey, riding or a day out with the hounds. A hot bath afterwards is not only a delight, but the best way of making sure that no tiresome chill or cold does away with the benefits of brisk exercise. To make that hot bath a most exquisite luxury it is only necessary to have at hand two or three tablets of "Pasta Mack" to throw into the steaming water. This means softened water, a delicious perfume and a benefited complexion. It is sold by chemists and perfumers in 2s. and 3s. 6d. boxes, and has been known favourably for so many years that to a vast number of women it is an old friend already.



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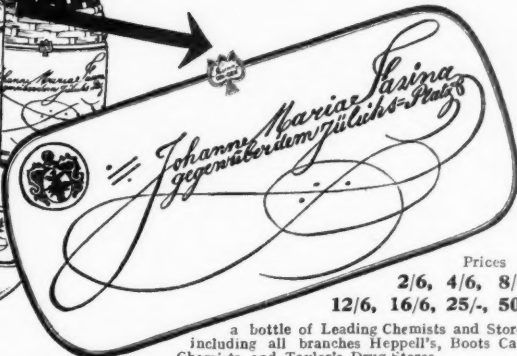
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By GERTRUDE JEKYLL.



LEUCOTHOE AXILLARIS.



SKIMMIA FOREMANNI.

THERE is, or was, in the minds of some people a conventional idea that "something light" best accompanies cut flowers. But if one looks round a fairly well stocked garden one finds various evergreen growths of some solidity that are far better for arranging with flowers than such things as the tender asparagus (the so-called smilax) and the maidenhair fern of the greenhouse. And much of this hardy and easily grown foliage is at its best in winter.

Throughout the whole of the cold season one of the andromedas, *Leucothoe axillaris*, is in its finest form, and there are hardly any flowers, tender or hardy, that are not the better for its company. In appearance it is much like the nearly related *Leucothoe catesbaei*, but it is smaller, both in growth and foliage. Its firm build of leaf and stem with its graceful clear-cut form give it the two good qualities of strength and delicacy combined. In well grown clumps some will be of a clear, pale green colour, while a certain proportion will be prettily spotted and marbled with red. The larger *Leucothoe catesbaei* is also fine with important flowers. In large places where stove orchids are grown, any of the kinds that have long arching sprays of bloom may well be accompanied by this fine andromeda. Orchids are notorious for their long life when cut, but these andromedas are equally long-lived; with reasonable care and an occasional change of water they may be depended on for at least three weeks, while they will often endure for five!

Both these useful small shrubs do well in light, sandy soils that contain no lime. They should be planted largely, not only for their own beauty but for their use for winter cutting; they make such a quantity of growth that the yield from well established clumps is almost inexhaustible. They are charming in any shrubbery edges and by the sides of paths in thin woodland.

Skimmia japonica oblata is of value with many flowers. It is a precious winter shrub, with its leathery leaves of a bright wholesome-looking light green colour, especially good for planting in cool places in the narrow borders that are generally at the foot of buildings, and that are so often inadequately filled with soft, temporary plants. It is good with almost any winter flowers, especially Christmas roses from the open garden, and, above all, *stephanotis*, from the stove house. The leaves of *stephanotis* can only very rarely be cut with the short-stemmed clusters of flowers, but there is *skimmia* foliage in plenty serving

satisfactorily as a near substitute for the flower's own leaves. It may be useful to mention that *stephanotis* is one of the plants that have a milky juice which dries very quickly over the cut. The end of the stem should be cut afresh the moment before the flowers are put rather deeply in the water in a wide bowl with the short twigs of *skimmia* foliage. *Skimmia foremanni* is a larger bush with handsome foliage in proportion, excellent for use with many flowers.

A small twig of bay is such a lovely thing by itself that to any who are in sympathy with the beauty of growing things it is a joy to handle and observe and have by one. It is dioecious; the best form of leaf, that with the strongly waved edge will

be found on the male or pollen-bearing trees; it is pretty in bud, but perhaps less so when the bloom, short-stalked or almost sessile, fluffy and yellowish, which comes in May, is fully developed. The fertile tree, which bears oblong greenish berries, has a leaf with a plainer edge and is less interesting than the form with the waved edge.

The bay ought properly to bear the name of laurel, for it is *Laurus nobilis*, the laurel of the ancient crowns of honour. Our name bay came from the French, for with them the popular



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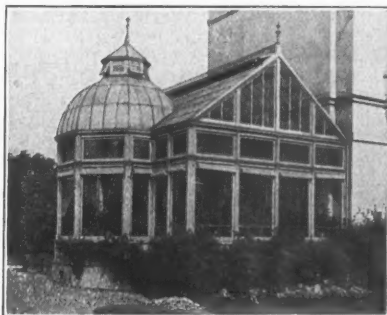
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name is Laurier-Baie, or berried laurel. Botanically, it has nothing to do with what we commonly call laurel, which is nearly allied to the cherry and is *Prunus Laurocerasus*. If we were not afraid of being called pedantic, we should not say laurel, but cherry-laurel. This confusion has also invaded our cookery books; for a bay leaf is a useful flavouring medium, and in recipes, which have evidently been derived from French sources, we often see "feuille de laurier," which means "bay leaf" translated "laurel leaf." When the cook obediently follows this she makes use of a leaf which, instead of being harmless and gratefully aromatic, is slightly poisonous, as it contains prussic acid.

In these notes on winter foliage we have to do with another plant into which the puzzling name "laurel" has crept. It is the lovely *Danaë Laurus*, commonly called Alexandrian laurel, no doubt from its ancient use as wreaths of honour, for it is also sometimes called the "victory laurel." It is allied to our native butchers' broom (*Ruscus aculeatus*) and was formerly called *Ruscus racemosus*, by which name it is still better known in nurseries. Its graceful arching branches, more properly called fronds, come straight from the root and live for two years. This, also, is a proper accompaniment for the branching orchids and is long-enduring in water.

Gaultheria Shallon is another useful winter green thing for associating with flowers. It is a low shrub that takes kindly to poor soils, though it is not easy to establish at first. It delights in peaty soil in half shade. The stiff twigs, thrust deep into something that is to hold flowers, are helpful in supporting those that are inclined to hang their heads, such as the Lent hellebores, though these should, in any case, be prepared by having the stalks slit up two inches at the end and being plunged over-night into a pail of water up to their necks.

There are still some other evergreens for good winter use. The gold variegated holly is apt to have occasional short twigs, all pale yellow, that are charming on the winter dinner-table even without any flowers, though they may well be brightened up by some small bits of *Jasminum nudiflorum*.

I have no general liking for shrubs with variegated foliage, but there are two others that are of much value in winter: the gold-splashed *eleagnus* and the gold privet. They are of special use for accompanying flowers from the medium heated house that provides a good winter supply of *Cypripedium* insigne and its varieties. Their foliage tones delightfully with the yellow and greenish brown tints of the *cypripedium*, and the whole thing lasts some weeks in water. Another good use of the gold privet is with sprays of the yellow winter jasmine; it is like bringing rays of sunshine into the house. For its brilliancy of yellow colouring we use it also in the back of the flower border, and esteem it as one of the most useful evergreens.

Of course, our English privet is not actually an evergreen at all. Where it grows naturally into a little tree it is bare of leaves in winter and carries quite showy masses of its bright black berries. But the Japanese privet (*Ligustrum japonicum*) is a true evergreen; its leaves, except for being of a darker green and being without the little widening where it joins the stalk, are so like orange leaves that we thankfully use them with oranges in the dessert dish, remembering how in the South the fruit comes to table in whole twigs, leaves and all.

NOTES OF THE WEEK

SOME SOIL FERTILISERS.

ONE of the most important gardening operations which have to be carried out at this time is the application of manure to soil which has become to some extent impoverished during the past season. It is a question of the utmost importance, because on it hinges the success or failure of next year's crop of vegetables or bloom, as the case may be. The whole subject has taken on a new significance within the last few years, due in no small measure to the ever increasing difficulty of obtaining farmyard manure. No longer does manuring merely involve the purchase of a load of manure from a neighbouring farm, to be utilised for all purposes. It now involves some little knowledge and skill, both in purchasing and in the application. Farmyard manure stands at a premium to-day, and in its place we have innumerable kinds of artificial fertilisers, which have proved just as efficacious and much more easily handled, although perhaps they should not be regarded as actual substitutes for farmyard manure. It should be borne in mind that manuring has a two-fold object, (1) To supply the necessary plant foods which are lacking in the composition of the particular soil, and (2) To improve the mechanical condition of the soil, especially if it be a heavy one.

One of the best of artificial fertilisers is basic slag, which, to be most effective, must be applied in autumn. It will prove of great value if the soil is of a heavy, clay nature, and will considerably improve both the general tilth of the soil and also its fertility. The many other artificial manures may be looked on as soil stimulants. They supply one essential chemical constituent which is lacking in the soil complex. First of all we have the nitrogenous manures, such as sulphate of ammonia and nitrate of soda. They should be applied where vigorous vegetative growth and leaf production are aimed at. Although applications can be readily given during the next few weeks, it is probably as well to hold over until the spring. Potash manures, as exemplified by sulphate of potash, can be given to the ground now and the result will be readily seen next year in the increased yield and better quality of the crop, especially if that be of vegetables. One hears a great deal about phosphatic fertilisers and superphosphates, and although these terms are so widely used, they and their action are probably not so universally understood. Their action is a peculiar one, in that it hastens

on maturity and probably considerably assists in building up the constitution of the plants. They are excellent for the majority of purposes, and no gardener should be without them. Nowadays special brands of all these fertilisers are supplied for special crops, both in the vegetable and the flower world, and some little care and consideration should be given in their selection so that they best fulfil the exact requirements.

Substitutes for farmyard manure are largely sought after, and an important one which comes to mind is Wakeley's Hop Manure, which produces the same effect as the best stable manure. It is more concentrated and hence its action is stronger. Not only does it supply the necessary plant foods, but gives the humus which is so important in connection with soil fertility. For roses, shrubs, vegetable crops, indeed all garden crops, it will prove of the greatest service. In connection with manuring, one question which continually crops up is what to do with garden refuse. Many people burn it, but that need not be done. With the use of "Adco," which is the outcome of much experimenting at Rothamsted Agricultural Station, such rubbish can be converted into valuable synthetic farmyard manure. The results which have attended its use throughout the country, both in small and large gardens, go to show its merits as a constructive and synthetic agent in the production of manure. There are numerous other patent brands on the market, but the foregoing may serve as an indication of how best the various kinds may be employed and what may be expected by their application.

SOME ESSENTIAL CONSTITUENTS OF THE HERBACEOUS BORDER.

WITH the approach of November, the majority of keen gardeners become engrossed in the making and renovation of herbaceous borders. Some consideration will probably have been given to its composition during the summer, and no doubt it will have been decided to remove some of the inmates and include others which may have been noticed elsewhere. Again, re-arrangement and division of existing clumps of herbaceous perennials can be undertaken now, with a view to obtaining better effects than was the case this year. The actual design and planning of the border is largely a matter of personal taste, and suggestions can only be flung out in the hope that they may be of some assistance.

When considering the inmates of the border it entirely depends on the class of border which is wanted, whether it be an early or late border, a colour border, such as blue or golden, or one which is in most general use and gives the maximum floral effects over a long period, from May till October. In the majority of gardens, this will prove the most popular, and certainly the most attractive.

If one enumerates the individual constituents, it will be found that phloxes, Michaelmas daisies, heleniums, rudbeckias, gaillardias, pentstemons and hollyhocks play a predominant rôle, followed closely by campanulas, delphiniums, lupins and dahlias. These may be said to form the backbone of the border, to which ornamental features in the shape of some of the more dwarf subjects, such as iberis, myosotis, arabis, aubrietia and alyssum can be added to produce broad drifts of colour along the forefront of the border. Most of us also wish to include flowers which have some sentimental value attached to them, and some of these should certainly be given a corner. Then a few shrubs are necessary to supply relief in the form of foliage and solidity. Not only do they themselves lend charm to the border, but they enhance the appearance of their more dwarf neighbours.

There is no lack of beautiful and decorative subjects to populate the border during the next few weeks. Great improvements have been witnessed during the last few years in nearly all our herbaceous flowers, till it almost seems as if the majority had reached their maximum of development. The herbaceous border can, with the careful selection of its inmates, be made to represent the conception and personality of the owner. At first, one's conception and the actual result may not quite fit in, but after experience in planting for effect, conception and execution will more nearly approach one another, till finally they will become one, and then the actual border will reflect the character and ideas of the gardener who planned it.

THE GIANT ORIENTAL POPPY AND ITS USES.

FEW hardy flowers surpass in gorgeous colouring the giant Oriental poppy, *Papaver orientale*. This handsome plant is unrivalled for making bold patches of distinct colour, either in groups alone or in the herbaceous border, where its foliage is most effective, as well as its handsome blooms. *P. orientale* is one of the most brilliant of early summer flowers, and among the newer introductions there are varieties in many shades of pink, salmon, scarlet and crimson.

The cultivation of this plant presents no difficulties. Planting should be done in early autumn or in the spring, and when once established, oriental poppies resent disturbance. All that they require is occasional feeding with liquid manure and a light top-dressing in the early part of the year. In a well drained soil even in the vicinity of a town they will flourish.

The uses of the giant oriental poppies are many. As the central group of a long, herbaceous border, they are excellent. Soft tones of yellow, mauve and blue of various hardy flowers should predominate at either end, and towards the middle of the border, the colours should deepen gradually in shade until the reds and vivid crimsons of the poppies, such as *P. bracteatum* Crimson King are reached. In a mixed border some of the salmon-pink varieties in association with mauve and blue delphiniums form a delightful effect; Mrs. Perry, with its soft shrimp-pink flowers, is a charming variety to use. Joyce is another beautiful variety of cerise rose. It does not grow so tall as some of the other varieties, but its flowers are of immense size, and at the base of each silken petal is an attractive black blotch.

In the wild garden Oriental poppies should find a place, where, in association with ornamental grasses they give a striking effect. Lord Lambourne, one of the finest fringed scarlets, is admirable for this purpose, and Jenny Mawson and Mahony are also suitable. As isolated plants, these poppies are very ornamental; for instance, a bold group of Mrs. Stobart, a new variety of rose-cerise, forms a magnificent effect when planted by itself. Lady Frederick Moore, an Oriental poppy of salmon pink colouring is equally good. In rough ground at the edge of shrubberies, Oriental poppies are exceedingly useful, and in such places clumps of varieties of blending shades should be planted. There are many varieties to choose from, but Perry's White, Ethel Swete, Salmon Queen and Princess Ena should not be forgotten.

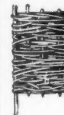


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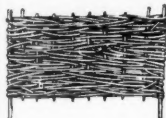


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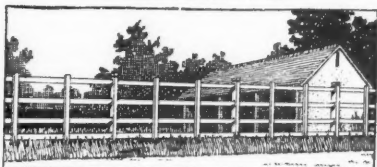
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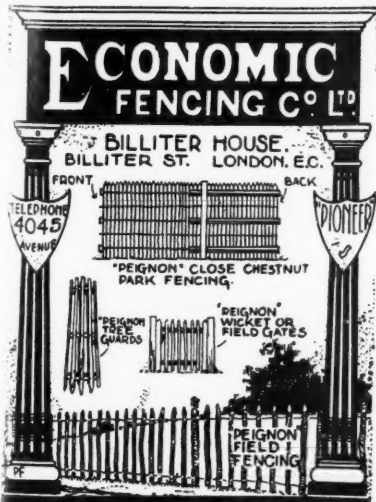
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THE elementary knowledge of science which everybody possesses to-day has made most people aware that a very large proportion of our own bodies consists of water. The obvious next step in thought is an appreciation of the vast importance which attaches to the quality of the water from which the bodily content is renewed. Water is the greatest solvent known dissolving readily lime and magnesia or any similar substances with which it comes into contact. In the past, apart from pure rain-water, absolutely soft or "zero" water has been a production of the laboratory, and most of us have gone on drinking from any reasonably pure supply without giving much attention to the mineral and other substances it may contain. Yet it is perfectly clear that the effect on health of taking into the system day by day doses of lime or magnesia, the causes of hardness, is one that cannot be lightly disregarded, and one of the great reasons why invalids find a change of residence improves their health is that a change of residence connotes a different water supply. The discovery of Kenzelite, a material known to science as zeolite, which possesses the property of taking all hardness out of water by simply running the supply through a bed of it, has made the production of zero water anywhere a perfectly simple matter. The embodiment of this principle in the Kenzelite Water Softener means that for a very small cost and practically no trouble soft water can be obtained in every household. Its advantages, apart from those of health, are obvious. The soap curds which form in hard water, clogging the pores of the skin, making the hair sticky after a shampoo, leaving a dirty rim about the bath and lavatory basin, are done away with, flannels and all woollen goods can be washed with a minimum of trouble and show at their best, and in the kitchen its good effect is even more remarkable. Every housewife knows the thick brown fur which a very few weeks of boiling encrusts upon the inside of a kettle. A similar coating of lime and magnesia compounds collects on food that has been cooked in hard water, and vegetables, particularly peas, beans, beetroots and others having a skin of fibrous structure, are especially susceptible to these deposits, and are made harder and tougher by them in a marked degree. Experienced cooks find, too, that bread, biscuits and pastry are all more satisfactory made with soft water than hard. The Kenzelite Water Softener can be fixed at any part of the water installation, and Messrs. The Kennicott Water Softener Company, Wolverhampton, offer free of cost to analyse a water supply and estimate the cost of a Kenzelite system.

THREE CATALOGUES FOR THE GARDENER.

On the cover of the handy little yellow "Catalogue of Herbaceous and Alpine Plants," just issued by Mr. W. Wells, junr., of the Hardy Plant Nurseries, Merstham, Surrey, is a list of specialities which include asters (Michaelmas daisies), Oriental poppies, phlox, delphiniums and peonies. The lover of Michaelmas daisies will find a really splendid range of varieties detailed here. Messrs. Wells, in offering sets of their own selection, exercise considerable care in the choice of varieties, so that a full range of colours may be assured. For delphiniums, the firm is equally good; between 50,000 and 60,000 of these plants may be seen in their nurseries. From Messrs. John Waterer, Sons and Crisp, Limited, of Twyford, Berks, we have received an excellent catalogue of bulbs. The planting of these is a task by no means over for this year yet, Messrs. Waterer and Crisp, for instance, recommend a particularly good selection of crocuses for October planting. Drawing-room gardening is another subject on which they have much that is interesting to say, and since the charm of bulbs in the house is appreciated until the outdoor bulbs are ready for cutting, it is always well to plant these useful varieties in bowls, which will make the house gay before spring has really decided to people the earth with flowers. The list of greenhouse and garden bulbs will be well worth every gardener's perusal, whether amateur or professional. A third excellent catalogue is that of Messrs. Laxton Bros., of Bedford, which illustrates and gives full particulars of all sorts of fruit trees. One particularly attractive example is an excellent new plum, Laxton's Gage, the result of a crossing between the old greengage and the Victoria plum, the outcome of which is a pleasing yellow gage of splendid flavour with the immense cropping of the Victoria plum. Single, double and treble cordon gooseberry bushes, priced at 2s. 6d., 3s. 6d. and 5s. each respectively, are also well worth attention, as is also a special new black currant. Several new hybrids are offered, among which the Worcester Berry, a cross between the gooseberry and black currant, and the Veitchberry, raised by crossing the November Abundance raspberry with a blackberry, and which ripens after the raspberries are over and before the blackberries are ripe, is well worth attention. Apples and pears, of course, and quinces, medlars, mulberries, in fact, every type of fruit tree is dealt with here.

TRAVELLING EASILY.

The whole world seems to be travelling nowadays, and people set out gaily on journeys which twenty years ago would have been a matter of very serious consideration. Possibly one of the reasons why we take our travels more lightly nowadays is the fact that the vast improvement in luggage has made packing a much simpler matter. It is an open secret that the Royalrobe and other Seward wardrobe trunks have played a prominent part in this movement towards light yet strong trunks, which are not only easy to pack, but have a second use as wardrobes during travel. The Royalrobe is distinguished by its own special features. The trolley arms, on which the hangers holding the garments are placed, are all in one with the clothes compressor, so that stooping and bending are obviated; when the trunk is to be converted from its wardrobe use and closed for travel, all that is necessary is to slide the hangers with clothes back into the trunk and let the arms down, when the clothes are securely held in place by the follower frame. Here they lie, free from creases and wrinkles and firmly packed. Special hat drawers, a secure drawer locking bar, shoe box, laundry bag, ironing board, with iron holder and dust curtain, are among the features to be obtained in various sizes and types of Royalrobe trunks, the wholesale distributors of which, Messrs. Endell Industries, Limited, 4, Aene Street, Long Acre, will send the name of the nearest dealer on request, though as they are sold by most of the leading stores, there should be no difficulty in obtaining them.



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Advertisements for these columns are accepted at the rate of 3d. per word prepaid (if box number used 6d. extra), and must reach this office not later than Monday morning for the current week's issue.

All communications should be addressed to the Advertisement Manager "COUNTRY LIFE," Southampton Street, Strand, London, W.C.2.

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